

MAYOR & COUNCIL AGENDA COVER SHEET

MEETING DATE:

March 20, 2006

CALL TO PODIUM:

Patrica Patula

RESPONSIBLE STAFF:

Patrica Patula, Planner

Jacqueline Marsh, Planner

AGENDA ITEM:

(please check one)

	Presentation
	Proclamation/Certificate
	Appointment
X	Joint Public Hearing
X	Historic District Commission
	Consent Item
	Ordinance
	Resolution
	Policy Discussion
	Work Session Discussion Item
	Other:

PUBLIC HEARING HISTORY:

(Please complete this section if agenda item is a public hearing)

Introduced	
Advertised	3-1-06
	3-8-06
Hearing Date	3-20-06
Record Held Open	
Policy Discussion	

TITLE:**HISTORIC DISTRICT COMMISSION/PLANNING COMMISSION****Joint Public Hearing**

HD-31 – Designation of the Housely/Gaither house at 106 North Summit Avenue

SUPPORTING BACKGROUND:

The staff presentation will include an architectural description of the house by HPAC member, Ronda Bernstein, who will incorporate the cultural and social importance of the site, and a summary of the criteria of historic significance by staff person, Pat Patula.

The process for historic designation per the ordinance Section 24-226 is as follows:

March 20, 2006 – Joint Public Hearing, HDC and Planning Commission

April 5, 2006 – Recommendation by Planning Commission to HDC*

*The Planning Commission will review the HDC's record and the staff analysis prior to making its recommendation to the HDC

April 18, 2006 – Policy Discussion, HDC

*Attached: Exhibit List and Exhibits
Presentation time: 15 minutes*

DESIRED OUTCOME:

Hold the record open until March 28, 2006

Joint Public Hearing March 20, 2006
Historic District Commission/Planning Commission

INDEX OF MEMORANDA
HD-31
106 North Summit Avenue

Number	Exhibit
1.	Application
2.	Maryland Historical Trust State Historic Sites Inventory Form
3.	State Department of Assessments and Taxation Assessment Record
4.	Criteria for Historic Designation, Section 24-226, City Code
5.	Memo dated February 15, 2006, from the Historic Preservation Advisory Committee (HPAC)
6.	Exterior and interior photographs of house and outhouse, taken December 2005
7.	Excerpt from "A Field Guide to American Houses"
8.	Minutes of HPAC meeting of February 2, 2006
9.	Memo dated February 15, 2006, from Planner Patula
10.	Transcript of HPAC recommendation of historic designation at the February 2, 2006 meeting
11.	Statement dated February 2, 2006 from Claudio Joseph
12.	Cover Sheet to HDC for policy discussion on February 21, 2006
13.	Notice to include legal ad for HDC and Planning Commission Joint Public Hearing in the March 1, 2006 and March 8, 2006, issues of <i>Gaithersburg Gazette</i>
14.	Notice of HDC and Planning Commission Joint Public Hearing sent February 28, 2006, to required parties
15.	Mailing list for Joint Public Hearing, sent February 28, 2006

16. DRAFT Minutes from February 21, 2006, HDC meeting
17. Demolition Permit Application filed December 23, 2005 Claudio Joseph, on behalf of Maryland Development Community Trust LLC
18. Olde Towne Address Map
19. Sector 5 Excerpt from Adopted Olde Towne Master Plan of 2005 (map)
20. Sector 5 Excerpt from Adopted Olde Towne Master Plan of 2005
21. Power Point Presentation for HD-31

HISTORIC DESIGNATION APPLICATION

In accordance with Chapter 24, Article XII of the City Code.

Application Number	<u>HD-31</u>
Date Filed	<u>2-6-06</u>
HPAC Recommendation	<u>2-2-06</u>
PC Hearing	<u>3-20-06</u>
PC Recommendation	_____
HDC Decision	_____
Date of Decision	_____

SUBJECT PROPERTY

NAME OF PROPERTY: HISTORIC Housely / Gaither House
AND/OR COMMON _____
ADDRESS 106 N. Summit Avenue - Gaithersburg, MD 20877
LOT _____ BLOCK _____ SUBDIVISION Russell + Brooke's Addition to Gaithersburg
TAX ACCOUNT NUMBER 09-00833560

APPLICANT

NAME Historic District Commission TELEPHONE 301-258-6330
ADDRESS 31 S. Summit Ave Gaithersburg, MD 20877

OWNER OF RECORD (IF NOT APPLICANT)

NAME Maryland Commercial Development TELEPHONE 240-508-0774
ADDRESS 5020 Wisconsin Ave. N.W. Washington, D.C 20016

FOR DESIGNATION OF THE ABOVE PROPERTY AS A

- ☒ Historic Site
☐ Historic Resource
☐ Historic District

SUBMISSION REQUIREMENTS

1. Maryland Historical Trust State Historic Site Inventory Form
2. Slides of all four elevations and architectural details
3. Photographs (black and white) of all four elevations and architectural details



Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. M:21-

1. Name of Property (indicate preferred name)

historic Housley-Gaither House

other 106 North Summit Avenue

2. Location

street and number 106 N. Summit Avenue not for publication

city, town Gaithersburg vicinity

county Montgomery

3. Owner of Property (give names and mailing addresses of all owners)

name Maryland Commercial Development LLC

street and number 5020 Wisconsin Avenue, N.W. telephone

city, town Washington D.C. state D.C. zip code 20016-4114

4. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery County Judicial Center tax map and parcel FT52, P773

city, town Rockville, Md tax ID number 00833560

5. Primary Location of Additional Data

- ☐ Contributing Resource in National Register District
☐ Contributing Resource in Local Historic District
☐ Determined Eligible for the National Register/Maryland Register
☐ Determined Ineligible for the National Register/Maryland Register
☐ Recorded by HABS/HAER
☐ Historic Structure Report or Research Report at MHT
☒ Other: City of Gaithersburg Planning Office, Gaithersburg Community Museum

6. Classification

Category	Ownership	Current Function	Resource Count
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	Contributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> landscape	Noncontributing
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> commerce/trade	1
<input type="checkbox"/> site		<input type="checkbox"/> recreation/culture	
<input type="checkbox"/> object		<input type="checkbox"/> defense	
		<input checked="" type="checkbox"/> domestic	
		<input type="checkbox"/> education	
		<input type="checkbox"/> funerary	1
		<input type="checkbox"/> government	
		<input type="checkbox"/> health care	
		<input type="checkbox"/> industry	
		<input type="checkbox"/> unknown	
		<input type="checkbox"/> vacant/not in use	
		<input type="checkbox"/> other:	

buildings
 sites
 structures
 objects
 Total

Number of Contributing Resources previously listed in the Inventory



7. Description

Inventory No. M:21-

Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

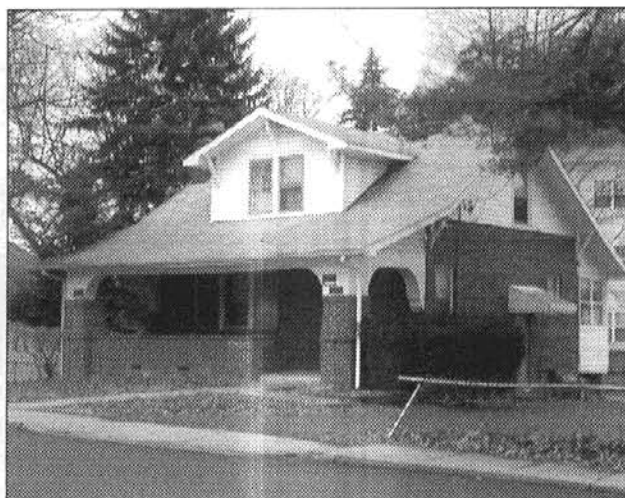
RESOURCE TYPE: ca. 1929 craftsman-style Tidewater Colonial revival single family residential structure

ENVIRONMENTAL SUMMARY

The subject building faces east on the high point of North Summit Avenue in Olde Towne Gaithersburg. Summit Avenue or Goshen Road in this area is two lanes each direction with curbs and gutters. This block of Summit Avenue was once an area of single family detached dwellings owned by prominent Gaithersburg families. The area has been redeveloped into three and four story multi-family residential units on the east side of Summit, and older single family detached houses used for commercial purposes and rentals on the west side. To the rear is a high-rise apartment complex with an internal parking garage built in 1997. The one and a half story (1-1/2) frame house constructed in 1935 on a two parcel lot of land is located on a near-half acre of land at the corner of North Summit Avenue and Park Avenue on the high point of Summit Avenue from East to West. The house sits upon the south parcel with the northern parcel used as a side yard. A driveway north of the house accesses the property. There is a small accessory building in the rear, northwest of the house that has a chimney and a fireplace with a mantle in it, as well as windows and doors. It may have been a summer kitchen/laundry house and later used for a small rental cottage at one time. No bathroom facilities are evident in this structure. The site contains a number of mature trees including a notable large white oak tree on the north side lot bordering on Park Avenue.

GENERAL DESCRIPTION

This ca. 1929 1-1/2 story rectangular craftsman-detailed colonial-style side-gabled building has a full width front porch supported by massive front brick piers and heavy wooden frame arched openings at the front and sides. The porch is covered by the continuation of the roof pitch in the tidewater colonial style. It has a large, central, front-gabled roof dormer with two windows. An exterior brick chimney is on the south façade. The rear façade is a full two stories created by a near-full width roof dormer. This was likely to have been an original sleeping porch. The exterior cladding is brick on the foundation, chimney and first story, and vinyl clapboard siding on the dormers and rear enclosed porches. The moderately-pitched roof is clad with composition shingles. The wide eaves are supported with decorative knee brackets, and have a ventilated siding on the underside.



Maryland Historical Trust

Maryland Inventory of Historic Properties Form

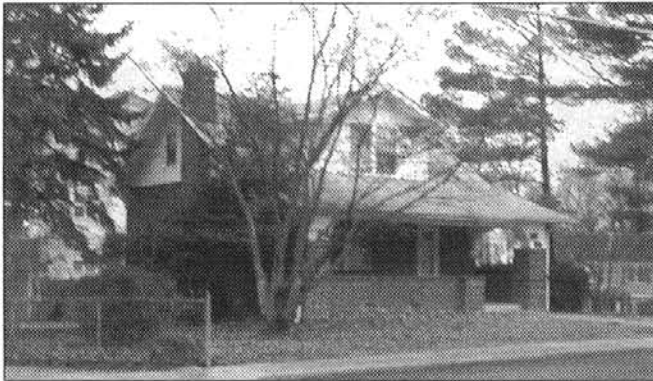
Inventory No. M:21-

Name: 102 North Summit Avenue, Gaithersburg

Continuation Sheet

Number 7 Page 1

Originally the material would have been beaded tongue and groove wainscoting as found in the front porch arch support.



The original siding material may have German tongue and groove wood siding as found on the accessory building. Wood sash double hung 6/1 wood windows predominate and are found singly, paired and in strings of three. The openings do not appear to have been altered on the upper stories. The full width front porch is brick with a concrete floor and massive short brick columns are at each end. A brick half wall with drainage holes forms the balustrade.

The facades are generally regular. The front has a central entry door in the north bay and a pair of windows in the south bay. The south façade has one window in the gable and windows in each bay of the first story. There is a coal chute hatch west of the chimney in the foundation. The north façade has a window in each east and west bay and a side entrance in the center. The rear porches and dormers have been closed with vinyl siding. The windows in the enclosed rear porch are 1/1 modern windows while the dormer and others are 6/1 and are probably original.



This house and its neighbors at 102 and 104 are stylistically related to the English Arts and Crafts Style derived from the philosophies of English advocates such as John Ruskin, William Morris, and the Rossettis. However the pure Arts and Crafts style was available only to wealthy individuals with the means to commission architects, craftsmen, and artists to build to order or the ability to create the items themselves. The subject house is an example of the popularized vernacular edition of this somewhat short-lived style.

In America, Gustav Stickley popularized this style. Stickley embraced the philosophy of the arts and crafts movements in his use of materials in their natural character, rather than embellishing or finishing them to imitate other materials or to change its essential nature. In this regard, the Arts and Crafts and Craftsman movement opposed the features and design of Victorian Gothic and Queen Anne styles as superficial and dishonest. This philosophy would use stone as it comes from the ground in its natural appearance rather than forming it to regular even shapes and polishing it or scribing it to a textured finish. Stickley also embraced the arts and crafts tradition of retaining the visual evidence of hand working and valuing it over a more finished but individually indistinguishable mass-produced item. . (See supplement material.) Stickley did not design one type of house, but adapted his philosophies and

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. M:21-

Name: 102 North Summit Avenue, Gaithersburg

Continuation Sheet

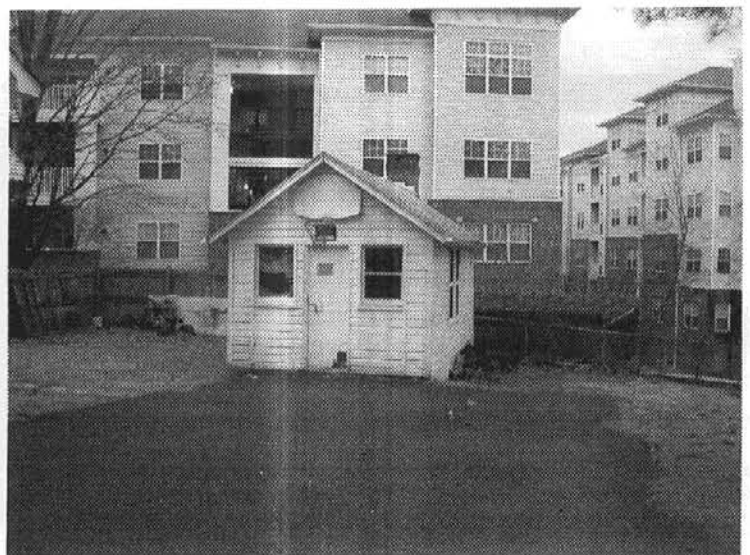
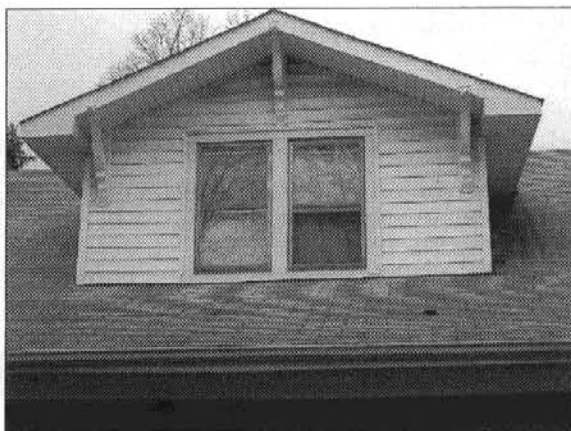
Number 7 Page 2

appreciation of natural forms and textures to many traditional styles of structures including Colonial, chalet, Mission and other forms. In America, Stickley, Greene and Greene, Wright and others embraced this philosophy in custom built houses.

For the less well off, Sears and Roebuck, Montgomery Ward, and numerous other pre-cut "kit house" manufacturers offered examples of craftsman-inspired small houses at affordable prices. This house very likely has roots in one of the kit house manufacturers and was erected on site by a local builder. The vernacular mass-produced craftsman style featured bracketed eaves, wide eave overhang, massive tapered square porch columns, clusters of windows, and other details. The house at 106 North Summit retains its massing and details of the vernacular craftsman-inspired style: wide eaves, tongue and groove beaded siding, windows used singly, paired, and in strings of three, plain board window and door surrounds, and a massive arched front porch.

A summary of the elements of the vernacular American craftsman-inspired style are contained in Virginia and Lee McAlester's A Field Guide to American Houses, New York, Alfred A. Knopf, 1984 and reproduced in the supplemental materials.

Photo #1 (below left) shows the dormer on the west (front) elevation showing the decorative knee brackets and enclosed boxed eaves. Photo #2, below right, shows the driveway and accessory building.



Maryland Historical Trust Maryland Inventory of Historic Properties Form

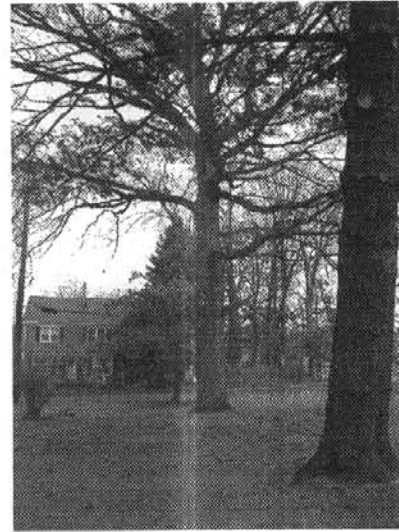
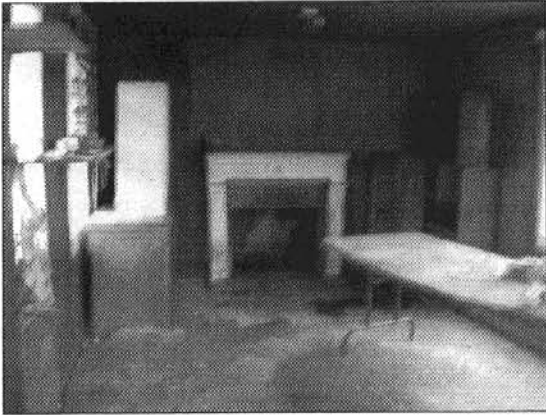
Inventory No. M:21-

Name: 102 North Summit Avenue, Gaithersburg

Continuation Sheet

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Photos 3 and 4: the interior of the accessory building and the oak tree on the north side lot.



This 2003 aerial view of North Summit Avenue looking North shows the older row of single-family detached houses that typified this street on both sides before redevelopment in the 1950s, 1960s and 1970s on the west side and the 1997 mid high rise to the east.

Subject house: 106 N. Summit Avenue



Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. M:21-

Name: 102 North Summit Avenue, Gaithersburg

Continuation Sheet

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Above: 100 block of North Summit Avenue west side streetscape showing 106, 104 and 102 N. Summit.

8. Significance

Inventory No. M: 21-

Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: <u>local history</u>

Significance dates ca. 1929

Architect

Specific dates 1937

Builder

Evaluation for:

☐ National Register

☒ Maryland Register

☐ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance reports, complete evaluation on a DOE Form – see manual.)

SIGNIFICANCE

This popularized craftsman-style residence 106 North Summit Avenue was one of the second generation houses built by old Gaithersburg families in the new commercial area of Gaithersburg developed after the railroad opened in 1873. Its history shows the residential expansion of this area of Gaithersburg north on Summit Avenue to meet the intersecting Brookes and Russell subdivision. It was owned by families connected with the Briggs and Gaither families before its conversion to apartments. It is one of three resources in this block of roughly the same age and style.

History and Support

The property at 106 North Summit Avenue is part of the original Deer Park tract patented by Jeremiah Crabb in 1723 (see attached history). Much of the land that was settled in the nineteenth century as Gaithersburg and that now lies to the north and east of Route 355 in the city limits of Gaithersburg was part of Deer Park.¹ Generally speaking, the half of Deer Park north of Summit Avenue was associated during the nineteen and early twentieth centuries with the Gaither, Gloyd, Walker, Rabbitt, and Brookes families. The southern half of Deer Park was primarily associated with the Clopper and Hutton family. In this Century and financial climate, the Clopper and Hutton families would be considered to have a conflict of interest or guilty of insider trading, in that they were property owners and Francis C. Clopper was employed as the principal civil engineer to plan the route thorough Montgomery County. The route went through his holdings and improved its value immensely.

The Southern half of the Deer Park tract lies on both sides of much of the preferred route for Clopper's proposed Metropolitan Railroad, and surrounds the intersection of Laytonsville and Goshen Roads (now E. Diamond and Summit Avenues). Clopper stood to profit handsomely from development of this land when his railroad went through. Although he and his partners lost their charter to build the Metropolitan Railroad, after the Civil War they were able to persuade the B & O

¹ See inside front cover of Heart for William E. Hutchinson's overlay of the Deer Park tract on the current street map of Gaithersburg; also attached.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. M:21-

Name: 106 North Summit Avenue, Gaithersburg

Continuation Sheet

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Railroad to build a new line following their surveyed route through Montgomery County and Gaithersburg. Francis C. Clopper did not require the B & O to go through the usual condemnation process for acquisition of his Deer Park land for the new line's tracks in 1868; he deeded right-of-way to the B & O for a nominal sum plus an agreement that the B & O would construct a station and turnout siding on his property.² Francis Clopper died December 31, 1868, having survived his wife Jane Byrne who died 4/28/1865.³

Mary Augusta (Clopper) Hutton and Douglas Clopper were the surviving children and heirs of Francis Clopper. In 1855, Mary Augusta Clopper married William Rich Hutton from Washington, D. C. (b. 3/21/1826, d. at the Woodlands 12/11/1901). William Rich Hutton served as Assistant Engineer of the Metropolitan Branch of the B & O Railroad and the Washington Aqueduct and Chief Engineer of the C & O Canal, Western Maryland Railroad, the Washington Bridge of the Harlem River in New York and the Hudson River Tunnels in New York. The Huttons' family home was the Woodlands, although William Rich Hutton spent most of his time at his New York office. They had 5 children who survived to adulthood.

At the death of Douglas Clopper in 1870, his other heirs and his sister Mary Augusta Hutton partitioned the real estate that had been left to them from Francis Clopper's estate. Mary Augusta Hutton and others got all of Francis Clopper's 229.5 acre Deer Park estate.⁴ The Huttons started selling off lots of various sizes from their Deer Park holdings in 1877.⁵ In 1901, William Rich Hutton died.⁶

In the meantime, the first entrepreneurs in Gaithersburg had accumulated enough money or credit to purchase land for their own use and for speculation and resale. John A. Belt (B. May 29, 1851 at Three Springs, Montgomery County, MD. D. in Gaithersburg in 1925, age 74.) operated a store in Beallsville from 1872 to 1878⁷, then sold out and came to Gaithersburg, probably attracted by the opportunities presented by the B&O Railroad. He is first documented in Gaithersburg in 1879 when the Sentinel newspaper of April 18, 1879 reported that his store in Gaithersburg was robbed. As his business improved, he built a store on the corner of Diamond and Summit Avenues in 1889. It was a large frame two-story building with a store-house on the first story and a hall on the second story. It became the U.S. Post Office with Belt appointed postmaster in 1885, the polling place, and the hub of social, cultural, and governmental activities.

Belt was successful in his new location. He purchased land on East Diamond Avenue for a new house for himself and wife Clara, a house lot for his mother-in-law, and bought land in the Olde

² Heart at 16

³ MCHS Hutton family file

⁴ L/f EBP7/89 (1/13/1870)

⁵ See list of sales of Deer Park through 1914 in L/f 246/97;

⁶ MCHS Hutton family file.

⁷ I.J. Thomas Sharf, History of Western Maryland, Philadelphia 1882 p. 737.

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Inventory No. M:21-

Name: 106 North Summit Avenue, Gaithersburg

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Towne area for speculation. In 1886, John and Clara Belt purchased $\frac{1}{4}$ acre of land at the northeast corner of Diamond and Summit Avenues from the Huttons.⁸ It was used for a livery stable and blacksmith shop. At that time, the town limits stopped at the west side of Summit Avenue so Belt could not run for office or vote in town elections because he lived outside of the town limits. In 1888, he and a number of others in the same situation petitioned to expand the town limits to extend east along Diamond Avenue and south on Frederick to just past Ascension Church.

Belt subsequently ran for town office and served two terms as a town Commissioner (Council Member) from 1890 to 1892 and 1892 to 1894. In 1921, Clara Belt purchased a half-acre lot of Deer Park land from Hutton heirs Francis and Mary A. Hutton, both unmarried.⁹ The property was described as one-half acre, more or less, and metes and bounds given. This parcel is the site of the buildings at 102 and 104 North Summit Avenue.

On April 3, 1937, Wiley M. Housley and Alberta G. Housley, his wife, purchased two parcels of land from Mary Augusta Hutton and others that together make up this parcel of land. Parcel #1 was 8,715.81 square feet and located next to the half acre purchased by Clara Belt in 1921. It is not known when the Hutton family built the house at 106.¹⁰ The second parcel abutting Lee Street was also purchased on April 3, 1937 and totaled 8,962 square feet.¹¹ It can be assumed that Wiley and Alberta Housely had been living in the house at 106 North Summit Avenue since at least 1930 before their land purchase in 1937.

Alberta (Briggs) Housley was the daughter of Samuel Benjamin Briggs, who operated the family farm at Muddy Branch until it was sold to the U.S. government for part of the National Bureau of Standards grounds. She was the granddaughter of John Wesley Briggs, also a farmer and grandson of Samuel S. Briggs, an early settler of Montgomery County who purchase the land near Muddy Branch Road. He was born in 1811 and married Elenor Higgins in 1835. The Briggs had nine children and eventually married into the Sparrow, Synder, Walker, Phoebus, Crown and Bohrer families. It would be safe to say that by 1960, most old Gaithersburg families were related in some fashion through these marriage relationships.

Samuel Benjamin Briggs b. 1879- D. 1958) married Lelia G. Heim and Alberta Briggs was their first of five children. She was born October 1906 and died in July 25, 1956. She married Wiley M. Housely (b. 1893) and had two children, Helen (b. 1927) and Raymond (b.1930.)

Wiley M. Housley (age 35) was listed in the 1930 U.S. Census living on Summit Avenue as a renter with his wife Alberta (age 22) and children Helen (2 yr. 10 mo.) and Raymond (less than 1 yr.) Wiley Housley was employed by the telephone company in the cable office. He and his parents were born in Arkansas, but Wiley M. Housley was not found in the 1920 U.S. Census for Arkansas. It is not known how he came to be in Gaithersburg, perhaps through the railroad. However, it seems evident that the Housleys were living at 106 since the next listings in the 1930 Census on Summit Avenue were for Ira Darby who owned his home on the east side of Summit, and Grover and Marion Walker, ages 24 and 22, renters, and Chas. W. and Frances Brown

⁸ L/f JA6/206,(10/16/1886).

⁹ L/f 304/250 (5/3/1921.)

¹⁰ L/f 664/63.(4/3/1937.)

¹¹ L/f 930/38 (4/3/1937).

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Name: 106 North Summit Avenue, Gaithersburg

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and their two children, who were also renters. The only other rental property on Summit Avenue was J. Stupes, who probably rented the house at 20 South Summit Avenue as he is listed in both 1920 and 1930 next to the Schwartz family. The implication is that all three of the rental houses in the 100 block of North Summit Avenue were present in 1930. This was known with 102 and 104, but no documents other than the census shows a house at the now 106. However, stylistically, the house more properly belongs in the 1920s than the late 1930s.

In 1957, after the death of Alberta Housley, Wiley Housley, widower, sold both parcels to Elizabeth G. Gaither, Thelma M. Gaither and Agnes D. Gaither as joint tenants.¹²

Elizabeth Ridgely Gaither was the wife of Stanley Drathuage Gaither (b. 1874, d. 1931.)¹³ His parents were William Ridgely Gaither and Mary Jane Moore. William R. Gaither was a cousin of Benjamin Gaither of Gaithersburg, but he was from Howard County. In 1852, William R. Gaither purchased a farm on Gaither Road, which was the lane to his farm at that time. He raised and trained thoroughbred horses. After the death of William R. Gaither in 1891, the farm was divided between his children, 5 from his first marriage and 5 from the second marriage. Stanley D. Gaither was the last of his 10 children. He and Elizabeth had three children: Hilda Jane who married Louis Britton, and Thelma Mary, (b. 1907) unmarried, and Agnes D. unmarried, (born 1910) and known as "Jackie." The last child, Ruth, was born in 1912 and died in 1932. It is not known what Stanley D. Gaither did for a living, but it is assumed that he was involved in the family farm business.

Thelma Gaither died on October 11, 1962 and Elizabeth Gaither died on February 8, 1975, leaving Jackie Gaither the house and land. Jackie Gaither was active in the community on the Gaithersburg U.S. Bi-Centennial Committee and the Gaithersburg Centennial Committee in 1977 and 1978. She was also well known for her artistic talents and her painted furniture and other items won many awards at the Montgomery County Fair. After her death, the representative of her estate sold the property and house in 1986 to Daniel J. Hixon and Joan M. Hixon for \$90,000.¹⁴

Daniel J. and J.M. Hixon sold the property to the present owners on 04/08/2005 (L/f 29626/394) for \$580,000.

¹² Land Record 2325/67 (4/1/1957)

¹³ *Gaithersburg, Heart of Montgomery County*, 1977, page 334, 335.

¹⁴ Land Record 6991/386 (01/14/1986.)

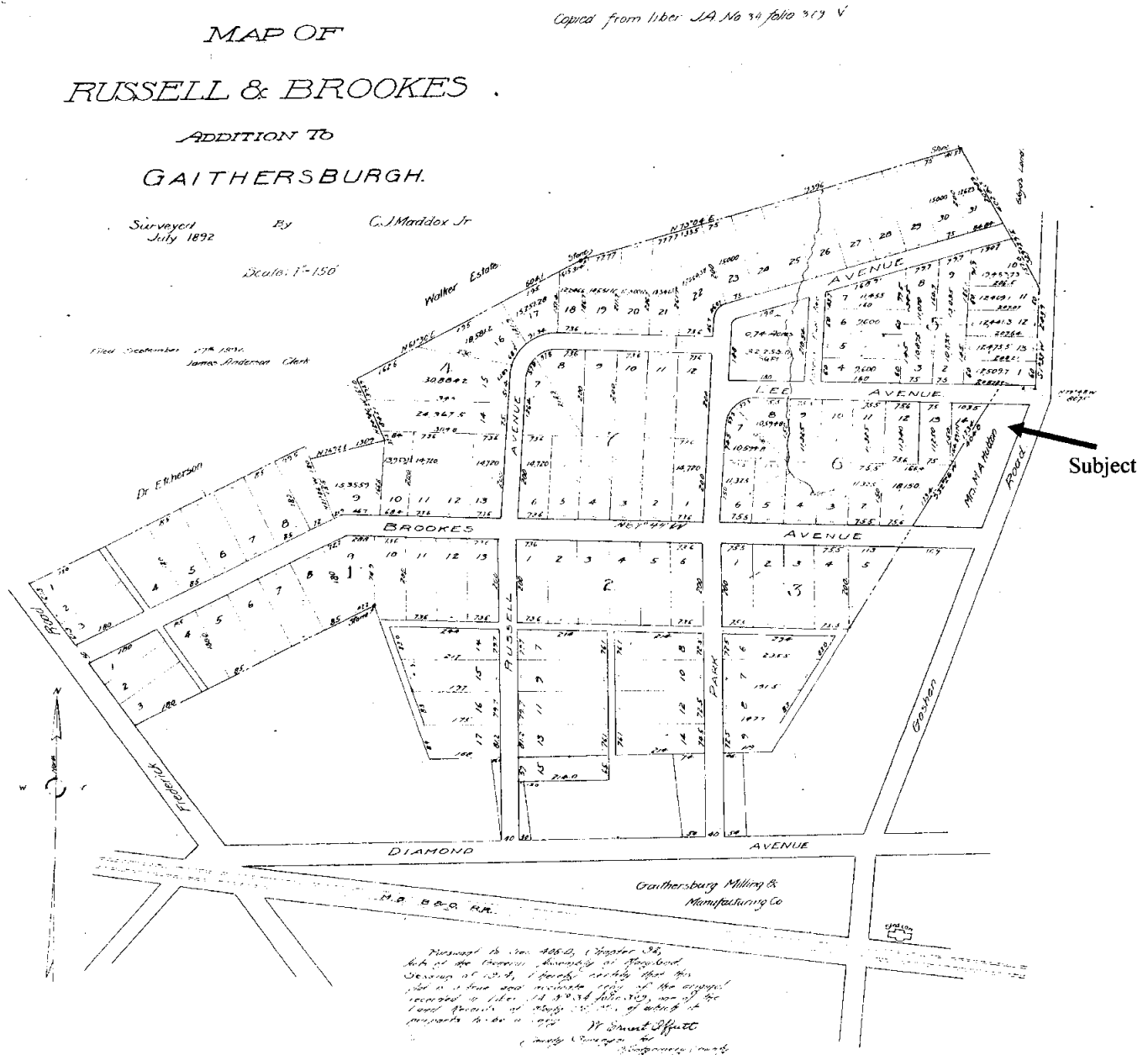
Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. M:21-

Name: 106 North Summit Avenue, Gaithersburg

Continuation Sheet

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Russell and Brookes Addition to Gaithersburg, 1892 : Plat Book "B", page 40.

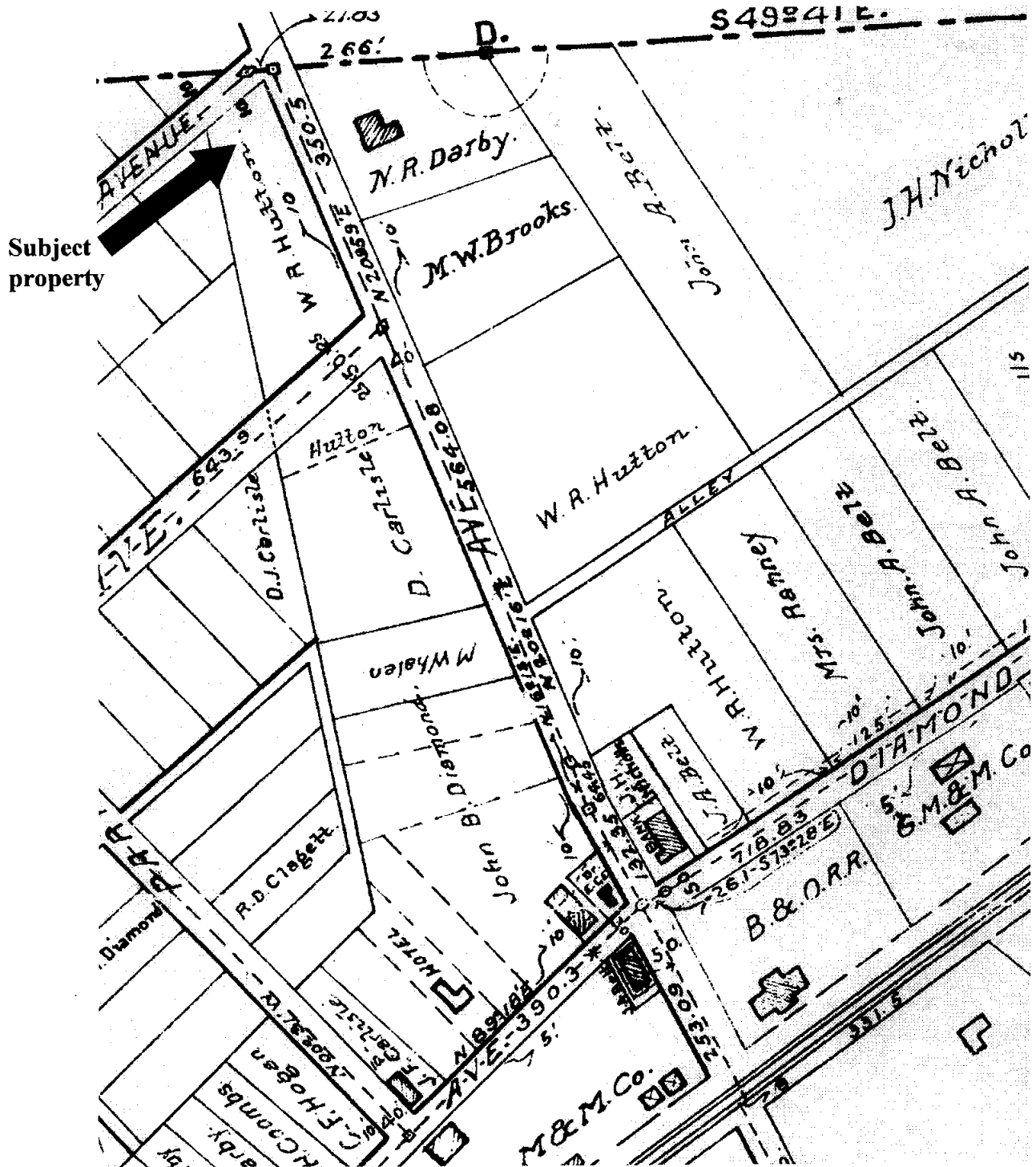
Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. M:21-

Name: 106 North Summit Avenue, Gaithersburg

Continuation Sheet

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Detail from C.F. Maddox Jr. Map of Gaithersburg, August 1894

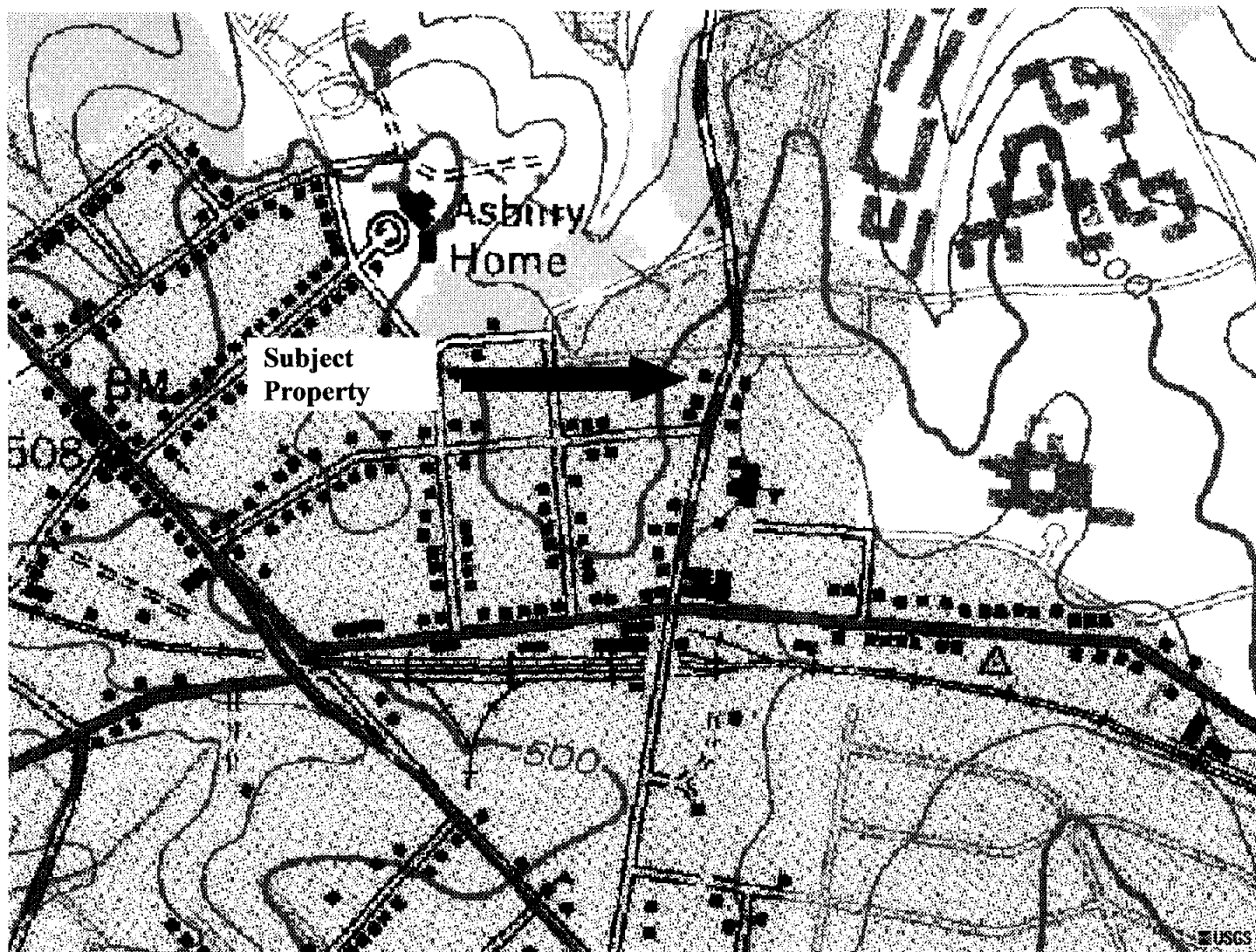
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Inventory No. M:21-

Name: 106 North Summit Avenue, Gaithersburg

Continuation Sheet

Number 8 Page 6



USGS Topo Map of Gaithersburg. Black dots and roads, etc. represent existing conditions in 1947. Purple (or gray) roads and structures are from more recent surveys.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. M:21-

Name: 106 North Summit Avenue, Gaithersburg

Continuation Sheet

Number 8 Page 7

HISTORY OF DEER PARK LAND PATENT IN GAITHERSBURG

The Deer Park tract of 470 acres was originally granted by patent to Ralph Crabb on December 1, 1723. It was described as being "on the east ward of the Indian Park." ("Park" is probably a mistranscription by the clerk of "path") After Ralph Crabb's death, his widow Priscilla conveyed the 470 acres to her son Jeremiah Crabb on August 14, 1753).¹⁵ Jeremiah Crabb is shown as living in Montgomery County near Derwood (a name possibly derived from "Deerwood") on the 1794 map of the county.¹⁶ He fought in the Revolutionary War, attaining the rank of General, and served in the U. S. House of Representatives, all before the age of forty, when he died. He is buried in Derwood.¹⁷

In 1755, Jeremiah Crabb sold the twelve acres of the tract "over the main (i. e., Frederick) road on the west side "to Thomas Clarkson, of Prince George's County "¹⁸ (This is the 12 acres that later became Logtown.¹⁹) On February 16, 1756, Jeremiah Crabb sold the remaining 458 acres to Williamson Bruce, the tract being described as "beginning at a glade of Muddy Branch, a little to the eastward of the Indian path running thence north."²⁰ (This point is located on a lot on Central Avenue in Oakmont.)

The next deed reference is in 1780, when John Bruce, presumed to be an heir of Williamson Bruce, conveys 229 1/2 acres (the southern half) of Deer Park to William Holmes for 12,000 pounds.²¹

In the 1783 tax assessment, the Deer Park tract was valued at 229 pounds, and consisted of 1 log dwelling, 1 tobacco house, 90 acres cleared, 3 acres marsh, and had middling soil. It was one of four properties owned by William Holmes. In 1790 he owned 30 slaves, but we do not know at which of his properties they lived. In 1793, the 229 acre tract was valued at about 226 pounds.

William Holmes according to Thomas Scharf's History of Western Maryland (at 665-668), served in the Maryland House of Delegates in 1786, was Judge of the Orphans' court in 1802-3, and was Associate Judge of the Circuit Court in 1803. He died in 1825 at nearly 79 years of age. His widow Eleanor Holmes and his son Richard Holmes were administrators of his will, recorded at Montgomery County Wills P/309. His son Richard, born in 1791, inherited the Deer Park tract.

¹⁵ Frederick County L/f E/323, as abstracted by Patricia Abelard Andersen, in Frederick County Maryland Land Records—Liber E Abstracts, 1752-1756.

¹⁶ MCHS

¹⁷ MCHS Crabb family file

¹⁸ 4/26/1755, Frederick County l/f E/732, per abstract as above

¹⁹ Frederick Co. L/f M/589 (11/23/1769).

²⁰ Frederick Co. L/f E/1010 (2/16/1756).

²¹ L/f A/522 (7/6/1780).

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. M:21-

Name: 106 North Summit Avenue, Gaithersburg

Continuation Sheet

Number 8 Page 8

Richard Holmes served as a Lieutenant with the Maryland Militia in the War of 1812. In 1823 he married Rebecca Warfield. He was known for arriving for worship at the Paint Branch Chapel (near present day Cherry Hill Road) in a decked-out carriage and for accumulating slaves. In the tax assessments for 1841-42, he was the richest man in Montgomery County. His Fourth District property, the 229 acres of Deer Park, was valued at \$3, apparently depleted as a result of tobacco cultivation. None of his slaves is listed in the Fourth District. He had five children, including his son William, born 4/23/1824. The family lived at The Home Place, Montmorency, a mansion built by Richard's father, William Holmes, and now known as Llewellyn Fields. Llewellyn Fields is a Montgomery County Masterplan site located at 950 Norwood Road, in Silver Spring. Richard Holmes died on 9/8/1845, following his wife's death on 4/14/1842.

His son William was Richard's estate's administrator and was required to post a \$250,000 bond with the Orphan's Court. The estate inventory of 1/12/1847 showed he owned stock in the Frederick Road and had five properties, including the "Gaithersburg farm of about 229 acres." The property had apparently deteriorated and was described as having about 20 acres in wood, land quite poor, much unenclosed, and a very indifferent dwelling, rental value \$30 per year. Evidence provided to the Chancery Court in 1847 was that he owned 5000 acres with others as tenants in common, including the "Cracklin District place" of 200 acres in Deer Park. In 1853, the trustees appointed by the Chancery Court²² to sell off Richard's property conveyed the Deer Park tract to Newland Irish of New York.^{23 24}

The deed to Newland Irish conveying Holmes' "Cracklin District place" from the trustees of the Chancery court was recorded at l/f JGH4/132, 2/24/1853. In 1860, Francis Clopper bought it from Newland and Sarah Irish,²⁵ at a time during the Depression of 1857 and on the eve of the Civil War. Clopper was a wealthy farmer and entrepreneur who had moved to Montgomery County from Philadelphia in the first half of the 1800's. His family was connected with the Pennsylvania Railroad.

²² Montgomery County Chancery Court Records reported in L/f B171/632 (2/1847).

²³ Chancery case reported in L/f B171/632 (2/1847).

²⁴ All the preceeding information about the Holmes family was gathered by Eleanor Cooke and contained in the Holmes family file at the MCHS

²⁵ L/f JGH8/317 (8/16/1860).

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. M:21-

Name: 106 North Summit Avenue, Gaithersburg

Continuation Sheet

Number 8 Page 9

HISTORIC CONTEXT:

MARYLAND COMPREHENSIVE PRESERVATION PLAN DATA

Geographic Organization: III.) Piedmont, Montgomery County, City of Gaithersburg

Chronological/Developmental Period(s): K) Industrial/Urban Dominance :1870-1930

Historic Period Theme(s) : 2) Architecture/ Landscape Architecture, Community Planning

Resource Type:

Category: Building

Historic Environment:: Suburban

Historic Function(s) and Use(s): Domestic/ single dwelling, frame detached residence

Known Design Source: None

9. Major Bibliographical References

Montgomery County Land, Chancery, Equity, Plat and Tax records. Thomas Scharf, History of Western Maryland, Crabb, Hutton and Ward Family files at the Montgomery County Historical Society; U.S.G.A. Aerial photographs, U.S. Census 1920 and 1930

10. Geographical Data

Acreage of surveyed property 17,678 saure feet

Acreage of historical setting

Quadrangle name Rockville

Quadrangle scale 1:2000

Verbal boundary description and justification

Deer Park, FT52, P 773 fronting on North Summit Avenue.

11. Form Prepared by

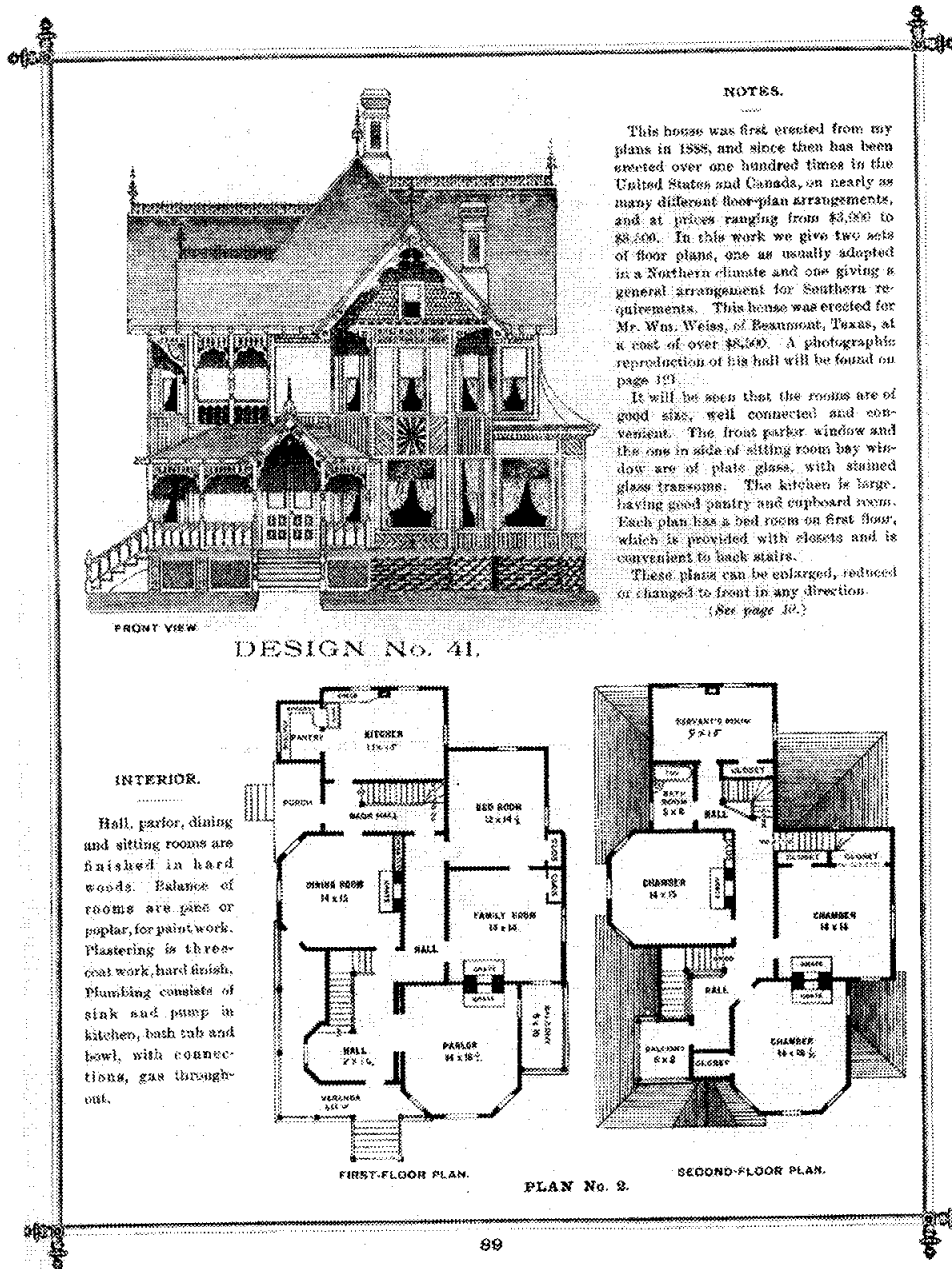
name/title	Judy Christensen	Architectural Historian	DATE: December, 2005
organization	ArchHistory	301-926-2650	Jachristen@aol.com
street & number	6 Walker Avenue		
city or town	Gaithersburg, MD 20877-2704		

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

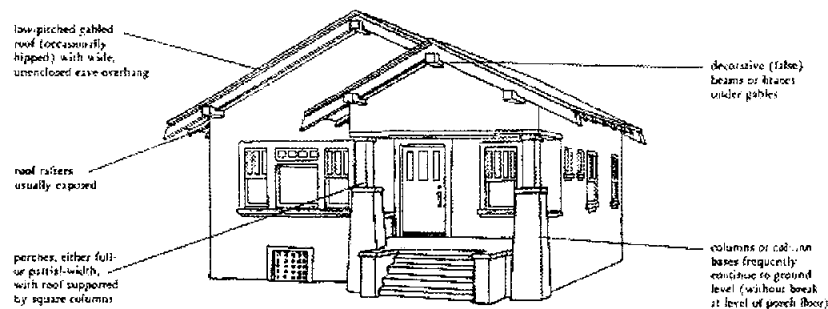
return to: Maryland Historical Trust
DHCD/DHCP
100 Community Pilace
Crownsville, MD 21032
410-514-7600

The final two pages are a summary of craftsman architectural features in American houses taken from Virginia and Lee McAlester's A Field Guide to American Houses, New York, Alfred A. Knopf, 1984. Note the massing and style of the "typical" house presented as an example is very similar to the subject house at 106 North Summit.



George F. Barber, The Cottage Souvenir No. 2: A Repository of Artistic Cottage Architecture and Miscellaneous Designs, 1891, reprinted by American Life Foundation, N.Y., 1982. Barber's "Wedding Cake" houses are examples of the Queen Anne style that Stickley and others were countering in their Craftsman Houses. Compared to the roof pitch, vertical domination, and wooden decorative features that mimic Gothic stonework, craftsman-style roofs were "low pitched" and the materials and design "simple."

Gustav Stickley; Craftsman Homes: Architecture and Furnishings of the American Arts and Crafts Movement, 1979, Dover Publications, Inc. unabridged republication of the second edition of Craftsman Homes, as originally published by the Craftsman Publishing Company, N.Y., in 1909. The initial article states the "Craftsman idea of home building, decoration and furnishing, and to make plain the fundamental principles which underlie the planning of every Craftsman house. These principles are simplicity, durability, fitness for the life that is to be lived in the house, and harmony with its natural surroundings."

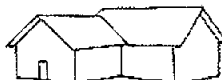


FRONT-GABLED ROOF



pages 456-7

CROSS-GABLED ROOF



pages 458-9

WIDE-GABLED ROOF



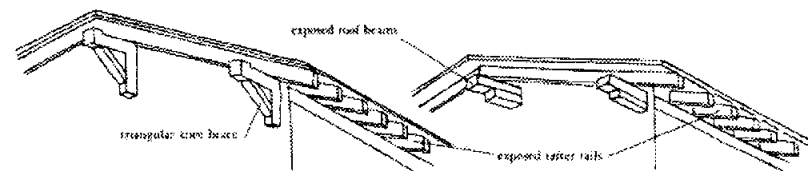
pages 460-1

HIPPED ROOF

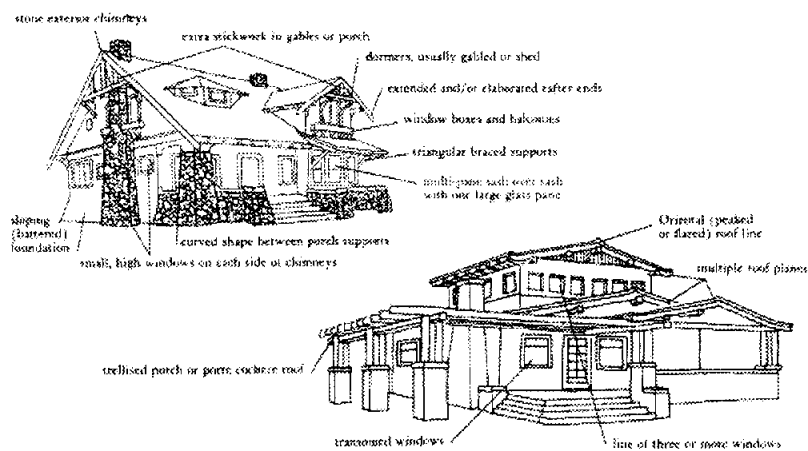


page 461

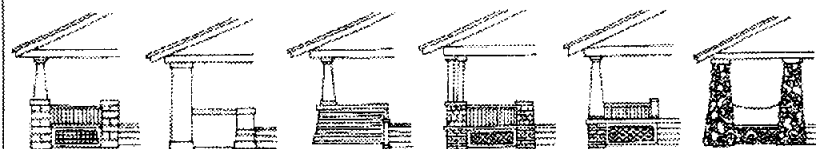
PRINCIPAL SUBTYPES



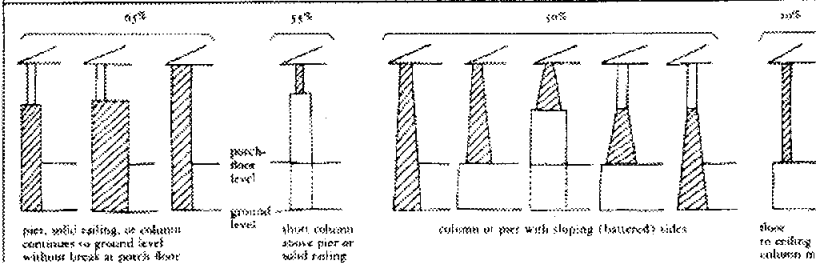
TYPICAL ROOF WALL JUNCTIONS



TYPICAL ELABORATIONS



SOME TYPICAL PORCH SUPPORTS AND PORCH RAILINGS A pier without column is common



COMMON PORCH SUPPORT VARIANTS

Township or other division of county Gaithersburg Town

Incorporated place Haithersburg town

Ward of city _____ Block No. _____

Uniaxially oriented films

Black Box

Form 100-
 DEPARTMENT OF COMMERCE—BUREAU OF THE CENSUS
 FIFTEENTH CENSUS OF THE UNITED STATES: 1930
 POPULATION SCHEDULE

Enumeration District No. 16-26

Supervisor's District No. 2

Sheet No.

25

22

Enumerated by me on Apr 5, 1930, Emory in Crawford, Emory

[illegible]

ABBREVIATIONS TO BE USED

ENTRIES ARE REQUIRED IN THE
GENERAL COLUMN AS FOLLOWS

Col. 6, 11, 12, 13, 14, 15, 16, 17, 18, and 19—For all persons.	Col. 11, 12, and 13—For all foreign-born persons.
Col. 7, 8, 9, and 10—For family of head of family.	Col. 14—For all persons 18 years of age and over.
Col. 10—For family of head of family.	Col. 15 and 16—For all persons for whom no record is shown in Col. 14.
Col. 10—For family of head of family.	Col. 16—For all persons 18 years of age and over.

Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation
MONTGOMERY COUNTY
Real Property Data Search

Go Back
View Map
New Search
Ground Rent

Account Identifier: District - 09 Account Number - 00833560

Owner Information

Owner Name: MARYLAND COMM DEV TR LLC Use: APARTMENTS
Principal Residence: NO
Mailing Address: 5020 WISCONSIN AVE NW Deed Reference: 1) /29626/ 394
WASHINGTON DC 20016-4114 2)

Location & Structure Information

Premises Address
106 N SUMMIT AVE
GAITHERSBURG 20877

Legal Description
DEER PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
FT52		P773		207				3	
Special Tax Areas				Town Ad Valorem Tax Class	GAITHERSBURG 49				
Primary Structure Built				Enclosed Area		Property Land Area		County Use	
0000						17,678.00 SF		111	
Stories			Basement			Type		Exterior	

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments	
			As Of 07/01/2005	As Of 07/01/2006
Land:	123,700	229,800		
Improvements:	92,300	350,000		
Total:	216,000	579,800	216,000	337,266
Preferential Land:	0	0	0	0

Transfer Information

Seller: HIXON, DANIEL J & J M Date: 04/08/2005 Price: \$580,000
Type: IMPROVED ARMS-LENGTH Deed1: /29626/ 394 Deed2:
Seller: Date: 01/14/1986 Price: \$90,000
Type: IMPROVED ARMS-LENGTH Deed1: / 6991/ 386 Deed2:
Seller: Date: Price:
Type: Deed1: Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2005	07/01/2006
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *



Sec. 24-225. Powers and duties of historic district commission.

The historic district commission shall have those powers, duties and authority assigned to it by Article 66B, MD. CODE ANN., the zoning ordinance of the City of Gaithersburg, and those acts or enactments of the city council of the City of Gaithersburg. The commission shall adopt such rules and regulations as may be necessary for the proper transaction of its business.
(Ord. No. O-12-96, 12-2-96)

Sec. 24-226. Designation of historic districts and historic sites; criteria.

(a) The historic district commission, on its own motion or by petition of the property owners of record or the planning commission, may, after prescribed notice and public hearing, designate by ordinance or resolution historic districts, historic resources, and historic sites in the city which are deemed to be of historic, archaeological or architectural significance following the procedure applicable to classifications in zoning. These resources shall thereafter be subject to the provisions of this article and any rules and regulations promulgated by the commission. The procedures are substantially similar to those applicable to local map amendments, as provided in Article VIII of Chapter 24 of this Code.

(b) In considering historic resources for designation as historic districts and historic sites, the historic district commission shall apply the following criteria:

(1) *Historical and cultural significance.* The historic resource:

- a. Has character, interest or value as part of the development, heritage or cultural characteristics of the city, county, state or nation;
- b. Is the site of a significant historic event;
- c. Is identified with a person or a group of persons who influenced society; or
- d. Exemplifies the cultural, economic, social, political or historic heritage of the city and its communities.

(2) *Architectural and design significance.* The historic resource:

- a. Embodies the distinctive characteristics of a type, period or method of construction;
- b. Represents the work of a master;
- c. Possesses high artistic values;
- d. Represents a significant and distinguishable entity whose components may lack individual distinction;
- e. Represents an established and familiar visual feature of the neighborhood, community or city due to its singular physical characteristic or landscape; or
- f. Embodies design, setting, materials, workmanship and ambience to the city's sense of time, place and historic development.



(c) Prior to the conduct of a public hearing on the designation of a historic district or historic site, the historic preservation advisory committee shall investigate, research, and submit findings and recommendations to the historic district commission on each request. Prior to the closing of the public hearing record:

- (1) The city planning department shall submit its findings and recommendations to the historic district commission on the proposed designation; and
- (2) The city planning commission, after public hearing on the designation, shall make its recommendation to the historic district commission prior to the close of the historic district commission's record. In formulating such recommendation, the planning commission may consider public hearing testimony before the historic district commission, the recommendation of the historic preservation advisory committee, the city planning department, and any other relevant and material matters.

(Ord. No. O-12-96, 12-2-96)

Sec. 24-227. Historic preservation advisory committee.

The mayor and council of the city are authorized to create by resolution a historic preservation advisory committee consisting of seven (7) members appointed for three-year terms with the initial appointments staggered, so that no more than any two (2) of the appointments shall expire each year. The mayor may, subject to confirmation by the city council, appoint not more than three (3) alternate members of the committee for the purpose of sitting in place of regular members who may be necessarily absent, disqualified or otherwise unable to vote or participate in committee matters. Alternate members shall be appointed on a nonstaggered basis for a term of three (3) years. The majority of committee members and alternate members shall be city residents, selected to the extent feasible from various geographic areas of the city, and possess either interest or special knowledge or training in such fields as history, architecture, architectural history, planning, archaeology, anthropology, curation, conservation, landscape architecture, historic preservation, urban design or related disciplines (historic preservation, design or architecture). The committee shall have the powers, duties and responsibilities as may hereafter be designated by ordinance or resolution of the mayor and council and as provided by this Article XII of Chapter 24 of the City Code.

Members of the committee are eligible for reappointment and any vacancy on the committee shall be filled by the appointing authority for the unexpired term of the particular position. Consistent attendance at all meetings of the committee shall be a prerequisite to continuing membership on the committee. The chairperson or the committee may recommend to the mayor and city council that any member with a persistent absentee record be replaced, and the mayor and council may appoint a replacement for the remainder of the term of the removed member.

The committee shall adopt rules and regulations as may be necessary for the proper transaction of its business. Rules and regulations of the committee shall be subject to approval by resolution of the historic district commission.

(Ord. No. O-12-96, 12-2-96)

MEMORANDUM TO: Historic District Commission

VIA: David Humpton, City Manager *dh*

FROM: Patricia Patula, Planner, Staff Liaison for Historic Preservation
Advisory Committee (HPAC) *PAT*

DATE: February 15, 2006

SUBJECT: Historic Preservation Advisory Committee's
Evaluation of Historic Significance of
106 North Summit Avenue

On Saturday, January 8, 2006, HPAC members Arkin, Drzyzgula, Coratola, and Bernstein, along with Staff Liaison Patula, met with the property owner, Mr. Claudio Joseph, and toured the property, house, and outbuilding at 106 North Summit Avenue. At their meeting of February 2, 2006, the Historic Preservation Advisory Committee, having reviewed the historical background against the criteria for historic significance required in Section 24-226 of the Preservation Ordinance, found that the property meets the following criteria:

Section 24-226(b)(1) Historical and Cultural Significance. The historic resource:

- a. Has character, interest or value as part of the development, heritage or cultural characteristics of the city and county**
- c. Is identified with a person or a group of persons who influenced society**

This popularized craftsman-style residence at 106 North Summit Avenue, was one of the second generation houses built by old Gaithersburg families in the new commercial area of Gaithersburg developed after the railroad opened in 1873. Its history shows the residential expansion of this area of Gaithersburg north on Summit Avenue reflecting how the City was growing at the time that it was built. It was owned by families connected with the Briggs and Gaither families who were among the founding families of the City. There are not many buildings left in the City with connection to the Gaither family, their ancestor being Benjamin Gaither, after whom the City is named.

In 1937, William and Alberta Housely bought both parcels, each close to 9,000 square feet, from Mary August Hutton, member of another of the founding families. Based upon the 1930 census, it is assumed that the Housely's were living in the house at that time, setting the construction date about 1929. Alberta Housely was the daughter of Samuel Benjamin Briggs and granddaughter of John Wesley Briggs, both prominent and influential citizens in their day.

The Gaither descendants who purchased the house in 1957 lived there for almost thirty years, well establishing the name to the homestead. The particular Gaither owners of the property were Elizabeth G. Gaither, daughter-in-law of William R. Gaither, and her two daughters, Thelma and Agnes, granddaughters of William R. Gaither, who was a cousin to Benjamin Gaither. Agnes, known as Jackie and the last to have lived there, was active in City affairs, participating in the



U.S. Bi-Centennial Committee in 1975-1976 and the Gaithersburg Centennial Committee in 1977 and 1978. She also was well known for her artistic talents which came to the notice of the population through her awards at the County Fair. This type of family connection to the City's past should not be lost.

Therefore, the site has character and value as part of the development and heritage of the City, and is identified with a group of persons who influenced society.

Section 24-226(b)(2) Architectural and Design Significance. The historic resource:

- a. Embodies the distinctive characteristics of a type, period or method of construction**
- f. Embodies design, setting, materials, workmanship and ambience to the city's sense of time, place and historic development**

The circa 1929 one and a half story bungalow is an intact example of a popularized vernacular edition of the Arts and Crafts style. The house retains much of its original materials and embodies the original craftsman style features: bracketed eaves; wide eave overhang; massive tapered square porch columns; tongue and groove beaded siding; wood-sash 6/1 windows used singly, paired, and in strings of three; plain board window and door surround; and a massive arched front porch. The porch is covered by the continuation of the roof pitch in the tidewater colonial style. The house has a large, central, front-gable roof dormer with two windows and an exterior brick chimney. The colonial-styled side-gabled craftsman house has a full two-story rear façade created by a near-full width roof dormer. This may have originally been a sleeping porch (used in the summer because there was no air conditioning). The exterior cladding is brick on the foundation, chimney and first story, and vinyl clapboard siding (not original) on the dormers and rear enclosed porches. It is in structurally good condition as is the exterior demonstrating quality of materials and workmanship from a bygone era.

.....
The unique outbuilding appears to be original and is unusual in that it has a fireplace and several windows in addition to the entrance door. This may have been used to provide services to the house, such as laundry or a kitchen. The side yard has a semi-paved driveway and mature trees including a notable white oak. The broader environmental setting which surrounds the subject property has been drastically altered with the construction of apartment buildings and townhouses reflecting the ongoing growth of the City.

Therefore, the structures embody distinctive characteristics of a particular type, period and method of construction as well as embodying design, setting, materials, workmanship and ambience to the city's sense of time, place and historic development.

The HPAC recommends that the Housely/Gaither House, at 106 North Summit Avenue, be designated a local historic site finding the site meets the criteria from Section 24-226 as stated above.

The HPAC further recommends that historic designation should not hinder further development on the site. Vote 4-0



106 North Summit Avenue Dec 9 2005

WENGAD-BAY

#6
HD-31

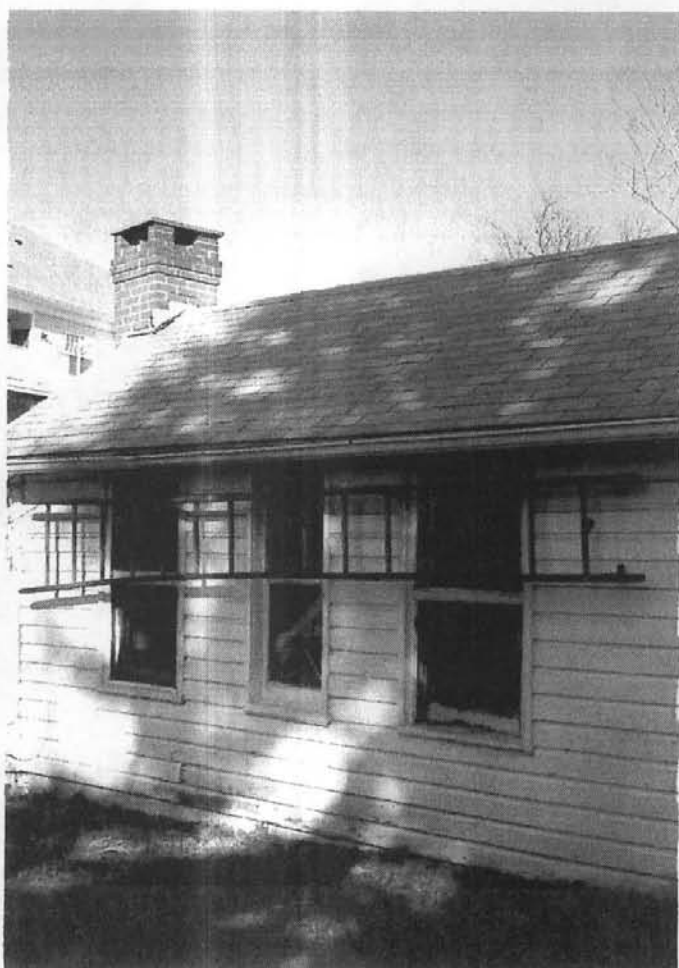
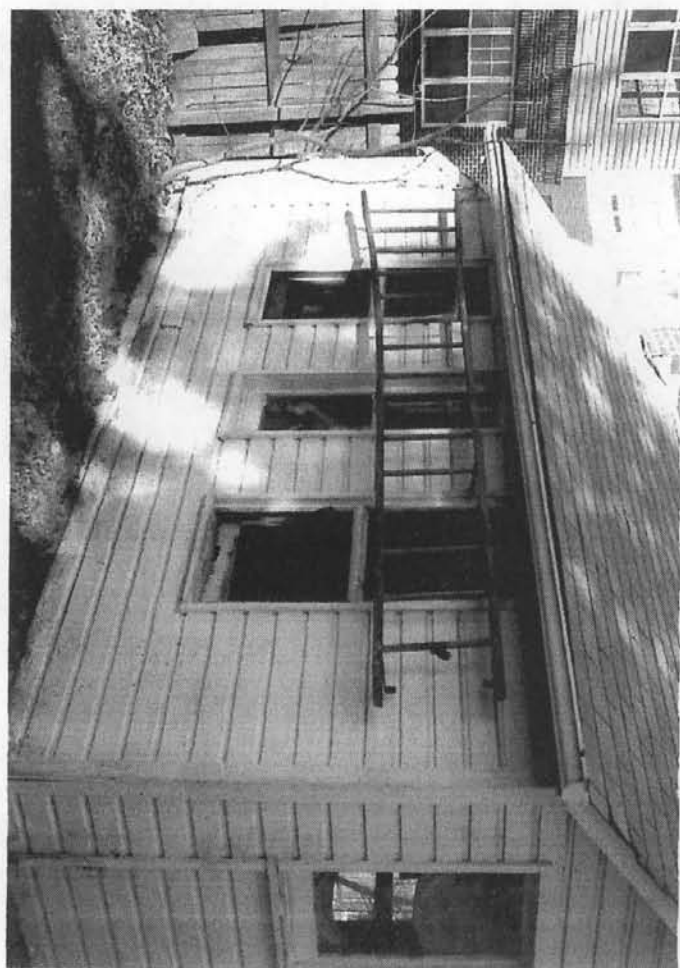
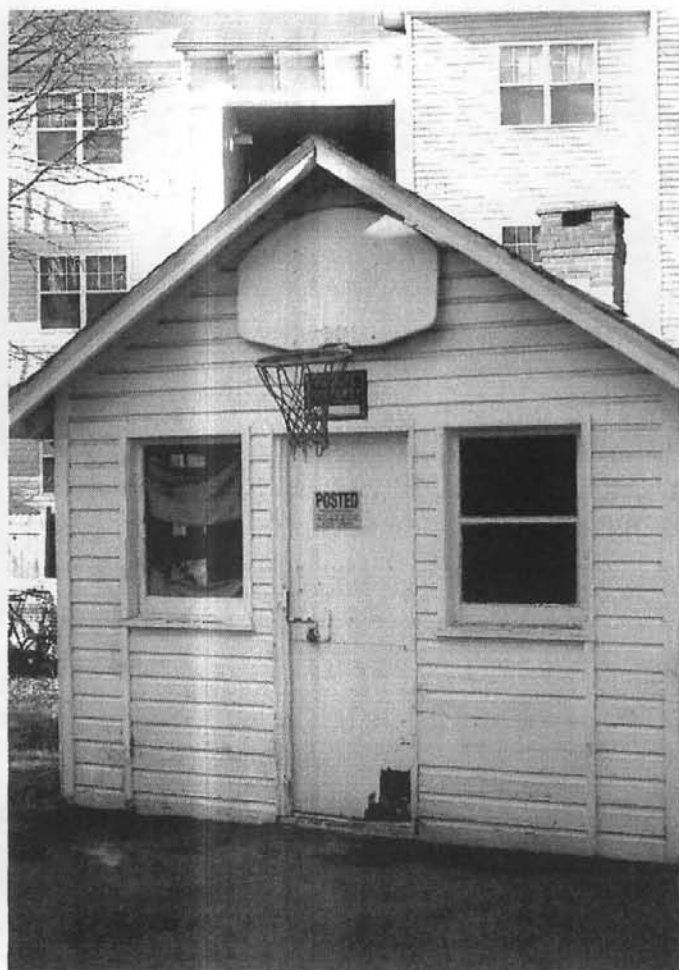
3-20-06



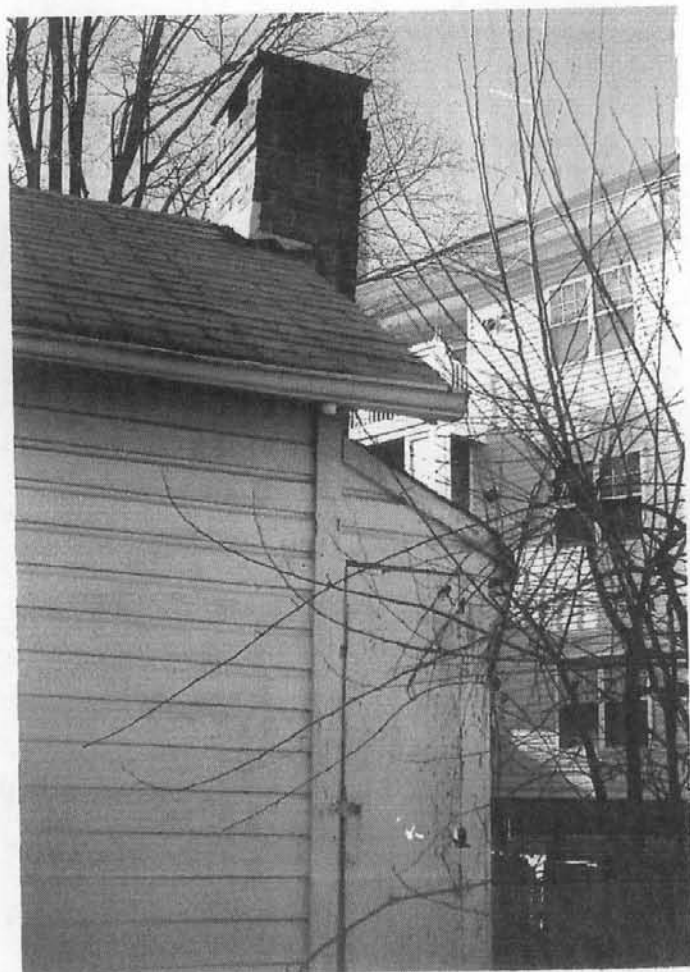
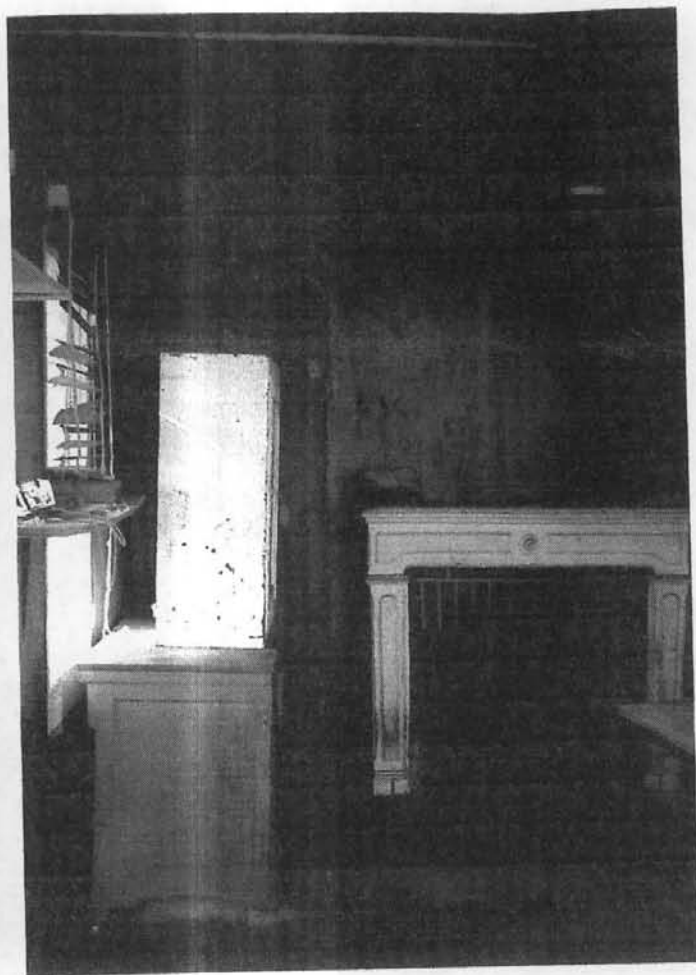
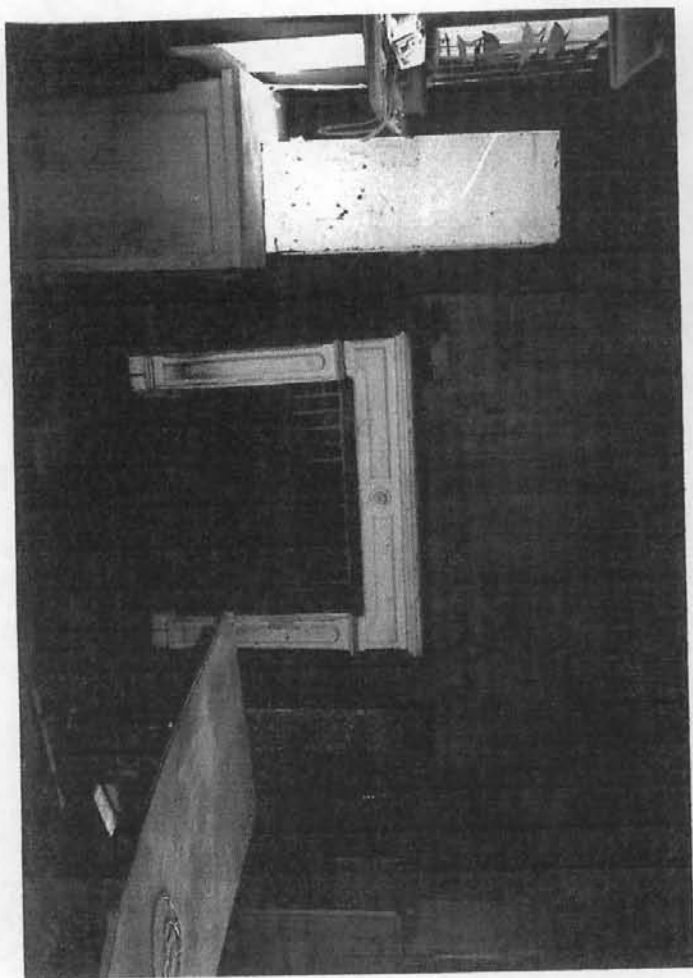
106 North Summit Avenue Dec. 2005



106 North Summit Avenue Dec. 2005



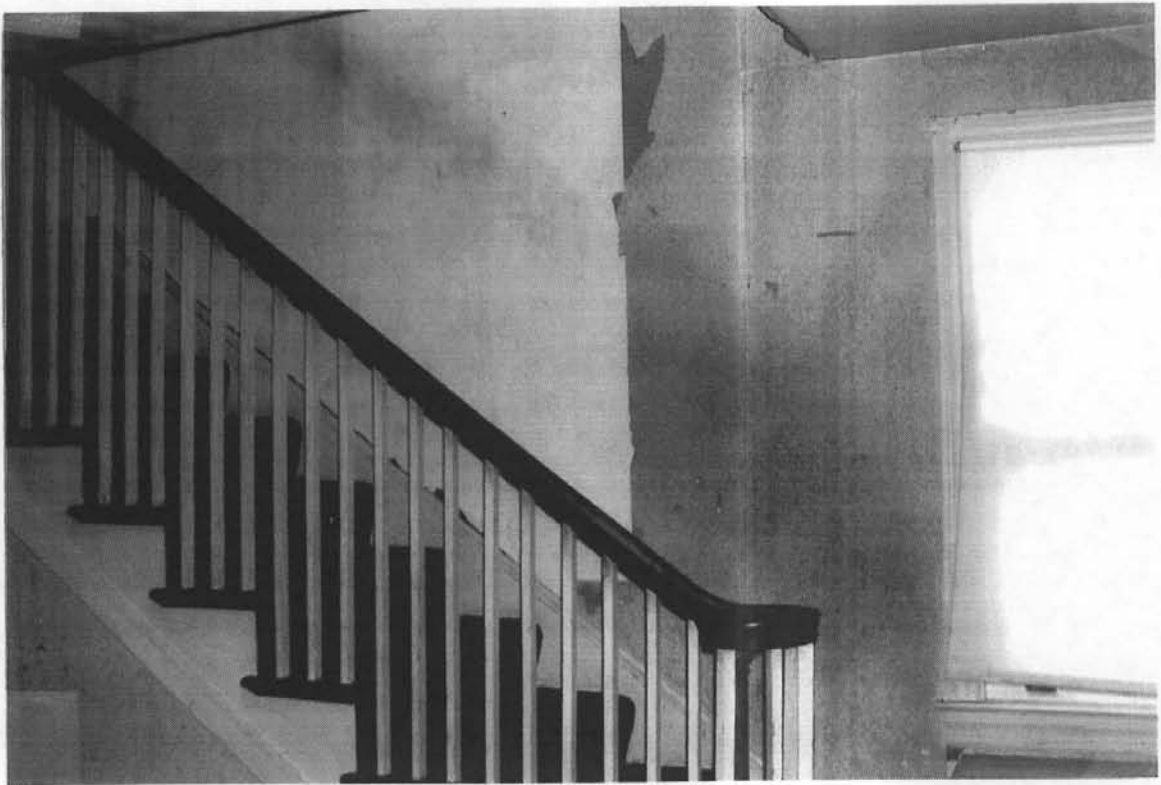
Outbuilding at 126 North Summit Avenue January 3 2006



Outbuilding at 106
North Summit
January 3, 2006



*Interior - 106 North Summit Avenue
January 27, 2006*



*Interior- 106 North Summit Avenue
January 27, 2006*



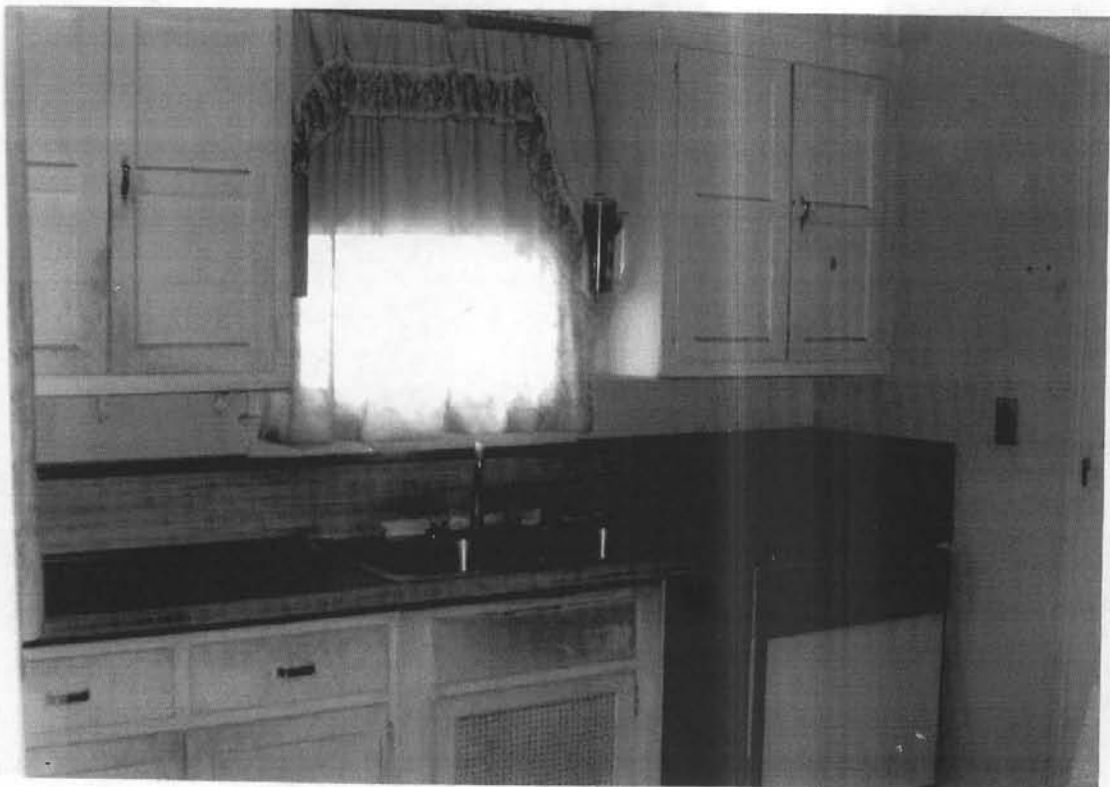
*Interior - 106 North Summit Avenue
Jan. 27, 2006*



*Exterior and interior of outbuilding
106 North Summit Avenue, Jan. 27 '06*



*Interior - 106 North Summit Avenue
January 27, 2006*



*Interior-106 North Summit Avenue
Jan. 27, 2006*



*Interior- 106 North Summit Avenue
January 27, 2006*

A FIELD GUIDE TO AMERICAN HOUSES

THE GUIDE THAT ENABLES YOU TO IDENTIFY, AND PLACE IN THEIR HISTORIC AND ARCHITECTURAL CONTEXTS, THE HOUSES YOU SEE IN YOUR NEIGHBORHOOD OR IN YOUR TRAVELS ACROSS AMERICA—HOUSES BUILT FOR AMERICAN FAMILIES (RICH, POOR, AND IN-BETWEEN), IN CITY AND COUNTRYSIDE, FROM THE 17TH CENTURY TO THE PRESENT



VIRGINIA & LEE MCALESTER



← SIMILAR
STYLE

Eclectic Houses: Craftsman

SIDE-GABLED ROOF

1. Dallas, Texas; 1915. Lorrimer House. The typical exposed rafter ends show clearly here.

2. Salisbury, North Carolina; 1913. Rock House. Entry porches such as this are less common than full-width porches.

3. Durham, North Carolina; 1910s. The wide expanse of porch without porch supports allows an unrestricted view from the front windows (see also figures 4, 7, and 8).

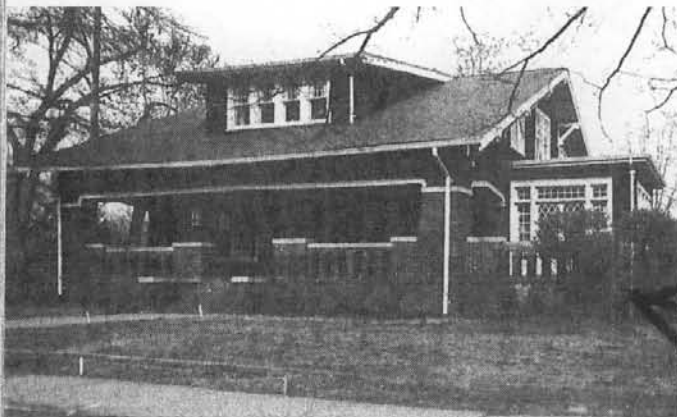
4. Louisville, Kentucky; 1910s. Side-gabled Craftsman houses frequently have the attic area finished for bedrooms. Light comes from windows in the gable and from large centered dormers (see also Figures 2, 3, 7, and 8).

5. Dallas, Texas; 1920. Clem House. Note the half-timbering in the gables and the use of paired, tapering porch supports atop the wide pedestals.

6. Dallas, Texas; 1917. Wheaton House. Large round columns, such as this, are seen in Craftsman pattern books, but are uncommon in actual examples.

7. Lexington, Kentucky; 1910s.

8. Kansas City, Missouri; 1910s. The balcony gives this example a Swiss Chalet feel.



SIMILAR
STYLE

CITY OF GAITHERSBURG
31 South Summit Avenue
Gaithersburg, Maryland 20877

**MINUTES OF THE
HISTORIC PRESERVATION ADVISORY COMMITTEE
FEBRUARY 2, 2006**

The meeting was called to order at 7:40 p.m. Members present: Cathy Drzyzgula, First Vice Chair and Committee Members Joe Coratola, Erin Moyer, and Ronda Bernstein. Absent: Richard Arkin, Chairperson. Staff present: Patricia Patula, Planner, Jacqueline Marsh, Planner, and Karen Jordan, Recording Secretary.

I. HISTORIC PRESERVATION ELEMENT OF MASTER PLAN

Committee Members began the review of the final draft of the Master Plan until they would be joined by member Bernstein to have a quorum..

(Member Ronda Bernstein arrived at 7:47 p.m.)

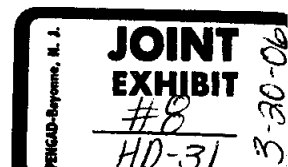
II. RECOMMENDATION TO HISTORIC DISTRICT COMMISSION

106 North Summit Avenue, Demolition Request
Applicant: Claudio Joseph
Maryland Community Development, LLC

Planner Patricia Patula provided background on the Housely/Gaither house located at 106 North Summit Avenue which was built around 1929. It was owned by families connected with the Briggs and Gaither families and other founding families of the City. The one and a half story craftsman-detailed home has a full width front porch with heavy wooden frame arched openings and a front gabled roof dormer. There is a small accessory building at the rear of the property with a fireplace possibly used as a summer kitchen or laundry house.

Member Ronda Bernstein added that the house is connected to the Gaither family (purchaser Elizabeth G. Gaither, wife of Stanley D. Gaither who is the son of William R. Gaither, cousin of Benjamin Gaither). Ms. Bernstein pointed out that a General William Gaither is listed in the historic preservation master plan and was instrumental in helping to get the railroad to come to Gaithersburg. Ms. Patula said staff would confirm if the two William Gaithers were the same person.

Member Erin Moyer asked the applicant to explain his motivation for demolition. Acting Chair Drzyzgula stressed that, since the committee's review was only to determine the significance of the site and not consider future construction, that the applicant refrain from describing possible future replacement structures. Mr. Joseph replied that he had not wanted to buy a bungalow. Being a builder, he had anticipated to tear it down and build something compatible to the area. He does not perceive this house as being historic and felt he had the support of the City prior to his purchase.



Member Joe Coratola said that the craftsman-style structure has architectural significance in the community. After a walk-through of the home, he believed the house was structurally sound, and observed that the exterior brick is in great condition and a majority of windows were original and in working order. The outbuilding appears to be original and in decent condition with a masonry fireplace. He said that the family relationship included Samuel Briggs who was an early settler of Montgomery County as well as the Housley and Gaither families.

First Vice Chair Cathy Drzyzgula said that the house represents the distinctive characteristics of a type, period or method of construction and embodies design, setting, material, workmanship and ambience to the City's sense of time, place and historic development. She agreed with Member Bernstein that William Gaither moved to Gaithersburg in 1853 and was instrumental in trying to get the train to come through but that he did not live in the house itself but rather members of the family resided there. Ms. Drzyzgula concluded that the house, on the original site, has been preserved but the setting has been drastically altered by the apartments surrounding it. The home has some distinctive architecture and she would recommend that the applicant explore tax benefits of historic designation and redeveloping the site without demolishing the house. Member Coratola noted that Jackie Gaither, one of the owners of the house, was active in the community, serving on the Gaithersburg U.S. Bicentennial Committee and the Gaithersburg Centennial Committee of 1977 and 1978.

Member Bernstein agreed with statements by Ms. Drzyzgula and added that the home shows how the City was growing at the time that it was built. It also has most of the original materials which provides a good feel for what the character of the houses were at that time period. The house and outbuilding are original and any damage is on the interior of the main house. Regarding the family connection, the descendants of William and Benjamin Gaither were involved with the growth of the City. Ms. Bernstein would recommend designation but noted that it should only be at the local level.

Member Erin Moyer focused on the outbuilding with its unique fireplace and stated that the existing house is already compatible with the neighborhood. She would suggest designation based on the relationship to the Gaither family, but was not sure about the connection with the larger family history.

In summary, HPAC recommended historic designation of the joint parcels as a local historic site, finding that the property meets the following criteria. Specifically in Section 24-226(b)(1)a, which states that the historic resource "has character, interest or value as part of the development, heritage or cultural characteristics of the city, county, state or nation;" and Section 24-226 (b)(1)c. which states "is identified with a person or a group of person who influenced society." The site shows the development and growth of the City along Summit Avenue in the 1920s. The Housley family, who resided at the home prior to the Gaithers, was a mix of the grouping of the City's founding families that expanded the City of Gaithersburg. The Gaithers, who owned the house for almost thirty years, contributed to the social and cultural life of the City.

Further, regarding Section 24-226(b)(2)a, the home "embodies the distinctive characteristics of a type, period or method of construction" because it meets the patterns of the arts and crafts style of construction. Section 24-226(b)(2)f, it "embodies design, setting, materials, workmanship and ambience to the city's sense of time, place and historic development" because of where the house is

located and that a majority of the original materials are still present on the home including the outbuilding with the fireplace.

Ms. Drzyzgula added that HPAC is recommending the buildings be kept, but are not closing off all opportunities for redevelopment or for future construction on the site. Member Coratola suggested the applicant explore other alternatives and review the master plan to consider different options for the property.

III. APPROVAL OF MINUTES

Minutes of the December 1, 2005 Meeting

Motion was made by Member Coratola, seconded by Member Moyer, that the minutes of the December 1, 2005, Historic Preservation Advisory Committee meeting be approved, as submitted.

VOTE: 3-0-1 (Abstained: Bernstein)

Minutes of the January 5, 2006 Meeting

Modifications were made to the minutes.

Motion was made by Member Bernstein, seconded by Member Drzyzgula, that the minutes of the January 5, 2006, Historic Preservation Advisory Committee meeting be approved, as corrected.

VOTE: 2-0-2 (Abstained: Coratola, Moyer)

IV. HISTORIC PRESERVATION ELEMENT OF MASTER PLAN - CONTINUED

Committee Members continued making changes to the Master Plan. The corrections and changes will be incorporated into the master plan. HPAC expressed their support of the plan and look forward to the final review prior to advertising for the public hearing.

V. ANNUAL REPORT

Ms. Patula congratulated HPAC on an outstanding year with many significant accomplishments. She highlighted some achievements of the Committee and professional training attended by members of the Committee. Highlights of the year included a joint meeting with the Olde Towne Advisory Committee, nomination of the History Park and the Cannery which received awards from Montgomery County, and the opening of the City's first bed and breakfast.

VI. ADJOURNMENT

There being no further business to come before this meeting of the Historic Preservation Advisory Committee, the meeting was duly adjourned at 9:50 p.m.

MEMORANDUM TO: Historic Preservation Advisory Committee
Historic District Commission

VIA: David B. Humpton, City Manager

FROM: Patricia Patula, Planner, Staff Liaison *PAP*

DATE: February 15, 2006

SUBJECT: Gaither Family Questions

Since the HPAC's meeting of February 2, 2006, staff has done additional research to help clarify relationships in the Gaither Family which were somewhat unclear during the discussion of the Housely/Gaither House at 106 North Summit Avenue. Based on available sources, we have determined the following:

1. The William Gaither referred to in the MHT Inventory Form prepared for 106 North Summit Avenue is not the same William Gaither who helped to bring the railroad to Gaithersburg. The former is William Ridgely Gaither, a cousin of Benjamin Gaither, who was from Howard County. In 1852, he purchased a farm off what is now Gaither Road and raised and trained horses. It was William Ridgely's daughter-in-law, Elizabeth Gaither (married to his son Stanley Drathuage Gaither), who was one of the purchasers of the Gaither House at 106 North Summit.

The other William, a second cousin of Benjamin Gaither, was General William Lingan Gaither. General Gaither served as a member of the General Assembly in 1839 and 1840 and as Senator from 1842 to 1858. Due to his position, he was able to help facilitate the coming of the railroad to Gaithersburg.

2. The Gaithers who purchased the home at 106 were Elizabeth G. Gaither and her two daughters, Thelma M. Gaither (unmarried) and Agnes D. "Jackie" Gaither (unmarried). These would have been, respectively, the daughter-in-law and granddaughters of William R. Gaither, who was a cousin to Benjamin.



TRANSCRIPT OF THE
FEBRUARY 2, 2006
HISTORIC PRESERVATION ADVISORY COMMITTEE
MEETING
RECOMMENDATION TO HDC
FOR
DEMOLITION REQUEST

106 North Summit Avenue
Applicant: Claudio Joseph
Maryland Community Development, LLC

Transcribed by
Karen J. Jordan



PARTICIPANTS

HISTORIC PRESERVATION ADVISORY COMMITTEE

First Vice Chair Cathy Drzyzgula

HPAC Members:

Joe Coratola
Erin Moyer
Ronda Bernstein

STAFF

Patricia Patula, Planner
Jacqueline Marsh, Planner

OTHER SPEAKERS

Claudio Joseph, Applicant

FIRST VICE CHAIR CATHY DRZYSGULA Our next item. Do I have to read that today? I'll read it. Okay. This Committee is empowered to meet and act under Article 12 of the City Code of Gaithersburg. It is an advisory committee and will forward its recommendations from this meeting onto the Planning Commission, if required, and to the Historic District Commission who makes the final decision. The next meeting of the HDC is?

PLANNER PATRICIA PATULA February 21 which is a Tuesday.

DRZYSGULA Okay. The technical qualifications of the staff of this committee, the members of the committee, and the members of the Historic District Commission are on file with the City of Gaithersburg, are available on request to any applicant and are hereby made part of the legal record of each and every application heard today. The item on our agenda is a recommendation to the Historic District Commission for 106 North Summit Avenue demolition request. Do you have staff introduction?

PATULA Yeah, I'll do something. I passed around some of the original pictures so that you can see a little bit better.

MEMBER RONDA BERNSTEIN I also have the photos that I took of the shed.

PATULA Oh great. Okay. We'll pass those around too. Mr. Claudio Joseph who's in the audience is the representative or the owner of Maryland Community Planning Development Trust LLC and they're requesting to demolish this building. And you have the Maryland Historical Trust Inventory form plus the photos, but I thought I would just give a brief or read a few excerpts from the Trust form so that we can have in front of us some of the basic things. Because when you go to make this recommendation, what you are recommending to the Historic District Commission, is historical and cultural significance if you feel this building has any. And that's what your main goal is this evening. After that is attended to then you can, if you want, add any further recommendations since you are so closely involved with the master plan for Olde Towne. You can do that as like a separate note.

Okay, this house is located at 106 North Summit Avenue and in the block where it is, it was once an area of single family detached dwellings owned by prominent Gaithersburg families. And as you read through this you see mentioned, especially if you're familiar with the City's history, that the Hutton family, the Gaither, the Briggs,

and there are some others too, Clopper. This house is located, it was built around 1929. It's built on a two-parcel lot of land located on a near half acre at the corner of North Summit and Park Avenue. And there is a small accessory building at the rear. It has a fireplace in it and chimney as well as some windows and doors. The author of this form believes it may have been used as a summer kitchen maybe laundry house and maybe later for a small rental cottage. The site contains a number of mature trees including a notable large White Oak tree on the north side of the lot bordering on Park Avenue. And if you want to look at a picture of the house while I'm kind of skimming these things.

The circa 1929 one and a half story rectangular craftsman-detailed colonial-styled side-gabled building has a full width front porch supported by massive front brick piers and heavy wooden frame arched openings at the front and sides. The porch is covered by the continuation of the roof pitch in the tidewater colonial style. It has a large, central, front-gabled roof dormer with two windows. The rear façade is a full two stories created by a near-full width roof dormer. This may have been a sleeping porch. The exterior cladding is brick on the foundation, chimney and first story, and vinyl clapboard siding of the dormers and rear enclosed porches. The wide eaves are supported with decorative knee brackets. Wood sash double hung six over one wood windows predominate and are found singly, paired and in strings of three. The openings do not appear to have been altered.

This house and its neighbors at 102 and 104 are stylistically related to the English Arts and Crafts style. And this house is an example of the popularized vernacular edition of this somewhat short-lived style. It may have even been a kit house possibly from Sears or Montgomery Ward but there's no real proof of that.

Let me just flip back to some of the comments about the people. We've mentioned, you know, when you go back in the history you see the Hutton Family and the Clopper Family and the Briggs and so forth. Then you come into the more modern times where the house gets its' historic name and that's with Wiley and Alberta Housley who owned it for quite a while and then sold it to the Gaither people. And I

had some fun with this, this afternoon trying to figure out exactly where these Gaither people, ladies fit into the scheme of the Gaither family. Okay. Here is Benjamin Gaither. The City's named after him. William was his cousin. The William is the one who had the son Stanley who were over here nephews. Using my little chart.

DRZYZGULA Right.

PATULA Anyway. The house was then bought by the niece through marriage and her two daughters and they owned it about thirty nine years or so. And then it was sold to the current

DRZYZGULA and William, I'm sorry.

PATULA No go ahead.

DRZYZGULA I was just going to say William, who was the cousin of Benjamin, was from Howard County.

PATULA Right.

DRZYZGULA So he didn't live in the vicinity.

PATULA Well I guess he moved here. Well no. They

DRZYZGULA No.

MEMBER RONDA BERNSTEIN He's listed in our historic preservation master plan. William is.

MEMBER JOE CORATOLA Um hum.

BERNSTEIN So he's significant. I'll find it.

DRZYZGULA He's listed in there?

BERNSTEIN Yeah. They talk about him.

DRZYZGULA Okay.

PATULA Yeah and I'd have to confirm. And I thought it was interesting that one of the daughters whose name was Agnes, was called Jackie. (Laughter). So that's just a little bit of an overview. The pictures, and I thank Mr. Joseph for you know adding to the pictures and also to Ronda for whatever she brought this evening because I haven't seen yet. So I'll turn it over to you all. And if you have some questions of Mr. Joseph he's here.

BERNSTEIN Cathy.

DRZYZGULA Um hum.

BERNSTEIN It's on page two.

DRZYSGULA Thank you.

BERNSTEIN He was one of the people that got the railroad to come to Gaithersburg.

DRZYSGULA That isn't the same William though.

BERNSTEIN There are two William Gaither's?

DRZYSGULA I think so. I can't tell for sure. Well I don't know. I mean this report says that he lived in Howard County. This William.

BERNSTEIN Well it doesn't say he lived in Gaithersburg. It just says he was for getting the railroad to come here.

DRZYSGULA And this says he's a General. And this doesn't.

CORATOLA Right.

BERNSTEIN So. I mean there's no, there's no. It doesn't say he lived here.

PATULA Well maybe he was originally from Howard County because it goes on to say that then he purchased a farm on Gaither Road. And maybe that he just came from there and moved here. Well we can, you know, look into that a little bit more if you feel that it's important. So do you all have your criteria there for the significance evaluation? Mr. Joseph, I think I gave you this, didn't I? The criteria for the designation. No?

CORATOLA So I had one question about the William Gaither, the three women are nieces of his?

PATULA Um

DRZYSGULA One is his niece and the other two are the nieces' daughters.

PATULA Right.

CORATOLA Okay.

PATULA Right.

CORATOLA Right. Elizabeth was his niece and the other two were her daughters.

DRZYSGULA Sorry.

PATULA Now, as you go through the criteria; if you feel one of the criteria is met for this site you have to say why. Or even maybe to what extent.

MEMBER ERIN MOYER Are we allowed to ask him questions?

PATULA Sure.

DRZYZGULA Yes, do you have a question?

MOYER Uh, yeah, I'd like to know. I don't know if I've missed this, but why are you wanting to tear down this building? I didn't see it listed in my application.

MR. CLAUDIO JOSEPH Because

PATULA Can you come to the microphone?

PLANNER JACQUELINE MARSH Sir, can you speak into the microphone please?

DRZYZGULA Can I say something before you answer? I'm sorry. That our procedure is to cover the designation criteria for the building without respect to what would replace it. So don't tell us anything about what else you would do. You can tell us about why you want to demolish the building but not what to replace it.

MR. JOSEPH Okay. When I originally was looking to purchase it, I talked with the, with the realtor. They are very much involved with Gaithersburg and he has his own shop, antique shop in, on 355 here in Gaithersburg. And he lives in Gaithersburg so I, I was, I was looking for an intention to build some, something on it that was not a particular bungalow. And I got, and I came one time to the City Hall and talked to the people and everybody was immediately saying, no you cannot take the tree off. You cannot do that, you cannot do that. So I wrote a letter to my agent and said, you know, I feel that it's like getting in touch with looking into (inaudible) the bank advertise no, no, never. (Inaudible). That's the type of response that I got.

So I wrote these and he sent it to Mr. Katz and I know we are not thinking. And I talked with somebody else who said that this wouldn't be a problem. That was somebody in Planning that was here and I talked to them and they could not be a problem with these houses from the 1940's and there was nothing about the house. What was the history of the house. If it was whoever was the owner. The previous owner. Nephew and niece from, whatever person it was. So I had only information.

So the intention was to buy it and to build something else on it that would be compatible with the area where it is. So, that was basically was my thought was. I didn't buy it to have a bungalow, in my view in between something different. But the bungalow is a, comes from the Indian word "Bungalot" so it's not something that is a very historic situation anyway, from my view. But that was my view. And when I

purchased it I thought that these would be, wouldn't, would be possible to tear it down and put something compatible to the area and look into the (inaudible). Look into the building behind it. It was a large Magruder development there. That I think anybody can do something better than the looks of that huge (inaudible) building. So that was my view. And I've been building in, in Potomac houses and Bethesda, and Chevy Chase and I felt that that would be a possibility. So that is from where I come. If that's what your question is?

DRZYSGULA Anybody want to go first? Comments?

CORATOLA Well I went through several items here and pulled out a couple items about the style of the house. The style and I actually brought a, the Field Guide to American Houses. This style is a craftsman-style structure and there were a couple of examples in the book which I can read for the record that are very similar to this house. With the simple slope roof and single dormer on the front. The large masonry piers and the arched columns on the front porch as well. So I have those in here. So, so that this house does have some architectural significance in the community.

Then I was going through the relations with the family and on the historical and cultural side. It appears going through all the information that this was possibly rented by the Wiley Alberta Housley prior to them purchasing. Alberta Housley was the daughter of the Briggs family. Of Samuel Briggs it says who was the, he was an early settler of Montgomery County. Then later on it was sold to the Gaither family. The Housley, as Pat had mentioned, the Housley family owned it from the 1930's, 1920's to 1957. And then it was purchased by the Gaither family, Elizabeth with her two daughters and.

As far as the house itself, the house is in structurally in good condition. I actually had a chance to walk through the structure. The brick is in great condition on the exterior. The original siding appears to be covered with, it could still be there and it's covered by the vinyl siding. The majority of the windows were original and in working order. And, it appears on the back side of the house that there was a small porch that probably was enclosed and expanded over the years. The windows on the

back side are different. They're one over one instead of the six over one. So it shows that there, at some point, there was an addition done. But it appears that the addition was not done recent. It probably was done shortly after they purchased the house. And like I said this style of this house follows the English Arts and Crafts style. I don't. It mentions that it could be a kit house. I don't, you know based on looking at it, it does not appear to be a kit house. It appears that somebody, you know, built this from scratch from the ground up. And that's my professional opinion, not a, not just a from a visual inspection. That's all I had.

PATULA Do you have anything to say about the outbuilding?

CORATOLA Oh yeah. The, let's see. I put in here that the. Again the outbuilding appears to be original. It's in decent condition. It also has a masonry fireplace in it. On the back side. So it says that structure was used for some kind of service to the house. It does not appear to be any kind of carriage structure or automobile garage. That it probably could have been used for some sort of summer kitchen or laundry which later in the years probably was somebody's home office. A pre-cursor to the home office.

DRZYZGULA You want to say something? I'll give my spiel. And then Ronda can have a turn if she wants. I went through the criteria and I thought under historical and cultural significance that it has character, interest or value as part of the development heritage or cultural characteristics of the City, State or Nation. Just for representing the type of housing on Summit that under architectural it embodies the distinctive characteristics of a type, period or method of construction and it embodies design, setting, materials, workmanship and ambience to the City's sense of time, place and historic development. But I certainly didn't think it had, it was outstanding in its' architectural sense.

And for some reason I don't have the parts about. Oh, I'm sorry. And originally I thought it had almost no identification with people of importance because I thought William Gaither just lived in Howard County the whole time. But I think I now agree with Ronda that he did move here. In particular it says he moved here in 1852 to what's now Gaither Road and the part about trying to get the train come through was in 1853. So that makes sense. However, I still find, I mean he didn't live there; his

wife and children lived there. So I don't. I sort of find that the connection to the Gaithersburg families is kind of weak. That the Cloppers and Huttons owned all the land in this area so if you only went by that then every site would be historic of the plots that they had once owned. So, and the criteria is identified with a person or a group of persons who influence society so that would have to me to indicate his widow or his daughters were people who did that and I don't see we have any evidence of that.

So my overall conclusion is that this house is on a site. Oh, I also say that the house has only minor alterations and the outbuildings are present and recognizable. The original site has been preserved but the setting has been drastically altered by the apartments behind it. And the apartment buildings across the street. There originally were three other houses across the street similar to. I don't know if they were the same style but in the same kind of spacing as the houses on the west side of Summit.

So to me this house in a lot of ways are similar to the house at 100 Central Avenue. It wasn't part of the City limits until recently. At least up and through 1949, this was outside the City of Gaithersburg. So it's sort of an entranceway thing like 100 Central Avenue is. The house had similar water damage problems but was structurally sound as this one is. And it has some distinctive architecture is the main, main significance of it. So I find it has some significance but not a lot. And in that case I think it would be a case where one, I would recommend you look into the tax benefits of designation and your opportunities for redeveloping the site without demolishing the house.

CORATOLA Let me ask you. You talk about the historical cultural significance. There was one person who did participate loosely in City activities. Jackie Gaither who was involved in a couple of the City committees over the years. The U.S. Bicentennial Committee and the Gaithersburg Centennial Committee. So she was involved in the goings on of the City of Gaithersburg

DRYZYGULA Okay. Do you have anything to say?

BERNSTEIN Oh. I didn't know you were done.

DRZYSGULA Yeah. I'm done. Sorry.

BERNSTEIN Oh I just thought Joe just interrupted you. I thought you were still continuing when Joe was done.

DRZYSGULA No.

BERNSTEIN Basically, most of the things that Cathy said, I agree with. That as part of the growth of the City, this house is important. So under historical and cultural significance. Because it shows how the City was growing at the time that it was built. And the architectural and design significance because it was, with all the original materials that are still present you, you get a really good feel for what the character of the houses were that the people are living in during that time period. And as far as the level of site significance, it would be local and, but the original site and the environmental character, streetscape, and all that of this house has been drastically altered with being surrounded by the apartments now. And it does still have its outbuilding in its original condition as far as the exterior of the house is concerned and the damage is interior damage on this, for this house. And as such it doesn't need to be demolished because the, because of damage. It's water damage.

But as far as designation I recommend it be designated, but I'm not sure if it's extraordinary enough that it would get it. We don't have. I don't feel that there are a lot of buildings left in the City that had any relationship to the original families and even if it wasn't a, you know, it wasn't Benjamin and it wasn't William himself, these are still descendants that were involved with the growth of the City and its' activities. It would be nice not to lose that type of connection that we have to the City's past.

DRZYSGULA (Directed toward Erin Moyer) - At least comment back to whether you'd recommend it for designation or not.

MOYER Okay. Well I agree with Ronda and Cathy in the sense of the architectural. I think what I am looking, leaning towards is the outhouse, the outbuilding that tells the story clearly there with the fireplace. It's not something you see very often and that's what's pushing me to keep that, because that's very unique. And also, I guess I was leaning, I was thinking about the applicant and his response that he wants to build something comparable to what's already there and I look down the street and I see that this house is comparable to what's there. So I don't know

how much closer what you want to get to what is in that area already. So, that's just my feeling on it. So I would suggest designation but I 'm also, you know, not quite sure with the family history. That's what I was putting down as the significance that it was due to the relations of the Gaither family, for designation.

DRZYZGULA Okay. So we need to put together a recommendation. I think we've had mention of criteria's 1A and C. And 2A and F.

CORATOLA Um hum.

DRZYZGULA Any others?

BERNSTEIN Say that one more time?

DRZYZGULA 1A and C. And 2A and F.

CORATOLA How about

BERNSTEIN and 1D was.

DRZYZGULA Okay.

BERNSTEIN The expansion of the City in that, during that time period.

CORATOLA Or do we want to add in there 1C as well?

DRZYZGULA Well I had that.

CORATOLA Jackie

DRZYZGULA I had that. I had that. I had A and C.

CORATOLA I'm spacing out.

DRZYZGULA That's okay.

BERNSTEIN See that's (inaudible) and it just seemed to me that with that being part of the expansion of the City, that, that would, that would fall under D.

DRZYZGULA Okay.

PATULA So you have 1A and 1C.

BERNSTEIN See that's economic and social.

PATULA You have 1A, 1C, 1D, 2A and 2F?

CORATOLA Um hum.

DRZYZGULA Yeah, I guess I thought we. I mean we can include C but A specifically says part of the development of the City so

CORATOLA Right.

DRZYZGULA that's why

BERNSTEIN Okay.

DRZYZGULA I picked that one I thought that part kind of fit.

BERSNTEIN That's true. Okay.

DRZYZGULA Better than. But

CORATOLA Over D?

BERNSTEIN Right.

PATULA Okay. Can you say that again?

MOYER 2A and C.

PATULA 2A and C. Okay.

MOYER I mean, sorry. 1A and C. And 2A and F.

PATULA And no D?

DRZYZGULA Yeah. Yeah 1 in particular was for the, representing the development, growth of the City. 2 was because of the connection with the Gaither family. And Jackie Gaither's participation in the Centennial activities in the City. 2A was because of the characteristics, as Joe described of the particular style of construction which is recognized as a name style, or whatever you want to call it.

BERNSTEIN Crafts.

DRZYZGULA And F was because of its' relationship to the where it's located and the houses

CORATOLA And that it's, a majority of the original materials are

DRZYZGULA that's right. Yeah. Did we mutter through that well enough? So, and I'm gathering we would recommend it for designation as meeting the criteria.

CORATOLA Now. We're recommending this structure alone? Or the structure and the site?

DRZYZGULA Oh I should mention that.

PATULA It should be the site.

DRZYZGULA It should be the structure and the outbuilding, in particular actually. And the site.

MARSH Pat. What about the setting? The environmental setting?

PATULA That's

MARSH Well I mean the whole parcel?

PATULA Oh yes.

DRZYZGULA Oh when we say the site, we mean the whole parcel. But when we say the setting we're talking about the stuff around it. Like the apartment buildings. That might not be what

CORATOLA We're focusing only on the site.

DRZYZGULA That might not be what you'd take those words to mean. I'm just saying that's what we're saying.

MARSH What about. Okay. So, the parcel

CORATOLA The setting would be the surrounding properties.

MARSH What about the property? The Property?

PATULA The whole property?

DRZYZGULA Well I think the whole property should be designated. That would not necessarily prohibit future development of some of that space though but would require another, an application.

MARSH Okay.

DRZYZGULA So. Does that

MARSH Yeah. Just cause that's, that's a big parcel that has that tree and

DRZYZGULA Right. It's a large lot.

MARSH Yeah.

DRZYZGULA Yes. I agree.

MARSH Okay. Then, you know, we ran into the whole environmental setting list. 100 Central Avenue. So I just

PATULA Mr. Joseph. This is two lots together?

MR. JOSEPH Two parcels.

PATULA Two parcels. So, it's really two parcels. So you do include both parcels. Is that what you're saying?

DRZYZGULA Right. So, we're recommending this to the Historic District Commission. They will have the final decision on designation? Or does it go to the Mayor and Council?

PATULA This will go to the HDC. This will go to the Historic District Commission since this on the inventory.

DRZYZGULA Okay.

PATULA Would you mind going through the criteria once again with the reasons again?

DRZYSGULA Okay. 1A. Has character, interest or value as part of the development, heritage or cultural characteristics of the city, county, state, or nation. That was because it was one of the. Well there's that whole set of three houses there of which it's part that show the growth of the City along Summit Avenue at that. In the twenties.

And then C. Is identified with a person or a group of persons who influenced society. Where this was due to the association with the Gaither family. In particular, in general. And

CORATOLA We probably should add in the Housley family as well.

DRZYSGULA Okay.

CORATOLA Because the Housley family was the mix of the grouping of families that, you know, expanded the City of Gaithersburg.

PATULA So they're connected to like the founding family?

CORATOLA Correct. That's what I meant to say. The founding families.

DRZYSGULA Okay. And Jackie Gaither who was in the house from

CORATOLA 1957

DRZYSGULA 1957 until some time after 1975.

CORATOLA Yep.

DRZYSGULA Oh, I guess until 1986. And her participation in the centennial planning and activities in Gaithersburg.

And then 2A was embodies the distinctive characteristics of a type, period or method of construction. Because it clearly meets the patterns of the, what do you call it again?

PATULA Arts and crafts.

CORATOLA Arts and crafts.

DRZYSGULA Arts and crafts style. And F, I was thinking (inaudible) embodies design, setting, materials, workmanship and ambience to the city's sense of time, place and historic development. Clearly the original materials are nearly all present and workmanship. This is so that it gives a sense of the way houses were built.

CORATOLA The quality of home construction at the time.

DRZYZGULA Thank you. And that also reflects from the other list that it has only minor alterations. The outbuildings are present. Um in fact, quite outstanding. The original site; meaning the lot, the two lots together is preserved although the setting is drastically altered. Okay. Do you understand?

MR. JOSEPH I understand.

DRZYZGULA Okay. Okay. Okay. I just want you to understand we're recommending that the buildings be kept but we're not closing off all your opportunities by designating it. So

MR. JOSEPH Are the other buildings, 102 and 104, also (inaudible – not standing by microphone)?

DRZYZGULA Yes. They have come for us before on a similar procedure and we have recommended against demolishing them.

PATULA Well no. 102. The one at the corner has been approved for demolition by the Council. The Historic District Commission.

DRZYZGULA Oh. Okay. I didn't remember that.

PATULA Yeah. That was almost two years again.

DRZYZGULA Okay.

PATULA But he hasn't done anything.

DRZYZGULA Okay.

PATULA If I could interject?

DRZYZGULA Yeah.

PATULA Mr. Joseph. This is an advisory committee. So this recommendation will go to the City's Historic District Commission which is the Mayor and Council. And they'll review what their rep said. And then they will decide, Number 1. Well they could say, let's hold a public hearing on to see whether or not this should be designated? So that's one thing they could do. And then that'll take a couple of months to get that through. Or they could say, well we, even though we feel there might be some significance, it's not enough and we agree to the demolition. So, you know, it can go either way. And we don't know at this time what way it would be.

MR. JOSEPH What year was it built?

PATULA Well in Judy's write up I saw a couple of different dates.

CORATOLA 1929.

PATULA That's what seemed to be the dominate one. About 1929. Cause I know the tax records don't have any date for it. But then in another place I saw she had 1935. So, but it seems like the 1929 was the more appropriate one.

CORATOLA Yeah.

PATULA Do you want to vote on that and then any other further recommendations that you want to make?

CORATOLA Vote on what Cathy just said?

DRZYSGULA The recommendation.

PATULA Yeah. To

CORATOLA Okay.

DRZYSGULA All in favor of the recommendation? Do I have to close the record?

PATULA There really isn't any record.

DRZYSGULA All in favor of the recommendation as stated for designation?

ALL MEMBERS Aye.

DRZYSGULA Thank you. Opposed? There's none. I vote Aye. And do we have any other comments to add.

PATULA We could add as a like a secondary type thing about how you view it in terms of the olde towne master plan since you were very involved in the master plan and you have that memo to the Council with the

DRZYSGULA Well I don't know if anybody else agrees, but I personally wouldn't want designation to prevent the possibility of further development on this site. I think as part of the entrance to olde towne that an appropriate structure, given how much land is available, would be something to look upon favorably. It's what we have been trying to do with some of the other older houses and it would be a good possibility with tax benefits and so forth.

CORATOLA Well if you look at the master plan layout they show, you know, called out in, is it Sector 5 Pat?

PATULA Yes. I brought a colored version if you need to refer to it.

DRZYSGULA I don't believe so.

CORATOLA No. There on the master plan it talks about multi-family townhouse type development and right on the corner they left actually the location of this house

as an open area or you know a corner to the entrance of this new development that could take place. And this structure could be part of that community. It could serve as, you know, an information center or a community center for the groupings of housing. If you look at the master plan it's right on the corner of. They have a driveway entrance and on the right-hand side

MR. JOSEPH (Inaudible – not standing at the microphone). . . . the master plan, I would think that would represented how (inaudible) on that lot and when I look to that I thought what (inaudible) I think immediately that it is showing townhomes

PATULA Mr. Joseph. Could you (pointed toward the microphone)

MR. JOSEPH (Inaudible). . . If I would do a master plan study from scratch it would say these are historical, that is historical, that is to be town homes. And I would draw it in that form. But it wasn't drawn in that form. And it was drawn with, showing all town homes on that part of the, of the

CORATOLA Well if you look at the master plan there is, there is a driveway entrance into that what could be a new community. And on the right-hand side of that entrance is a parcel of land that does not have the townhouses on it which could be this building.

MR. JOSEPH But the ones that I, the ones that I saw is shows definitely everything on that 102 to 106 block shows only town homes.

CORATOLA Correct.

MR. JOSEPH It doesn't show anything. But it could be something else.

CORATOLA It could be something else. You know, this is a recommendation that the master plan is a recommendation. I know that this recommendation has been modified any other applications. What I'm, I guess what I'm getting at is, this house could be part of that community. It could be used for some kind of community function for the townhouses. That the townhouses could surround.

MR. JOSEPH But it's too few townhouses to do that you know. As a maximum that could be built there anyway would be eight small size townhomes. And when I looked at that I looked to an area in Bethesda so there were townhouses were built and it was using exactly the same idea that these would be what I would build there. I normally do that but I stopped (inaudible) I see something that looks really, definitely nice from everything that it (inaudible) and basically copy. Because I think,

I think the best way is to copy something that already exists. So that was my idea that I would put town homes that would look like these town homes that are in a street called Hampton Lane.

CORATOLA Um hum. I know it well.

MR. JOSEPH They are beautiful town homes that have exactly the eighteen feet side width. And they are

CORATOLA I've actually been reminded that we're not suppose to be talking about that so

DRZYSGULA I certainly understand your concern about the fact that things that might be designated historical are not shown that way on the master plan. There are, I think we are working to do that more clearly as the master plans get updated but it hasn't been something that's been standard practice.

MR. JOSEPH Cathy. If I would be in the situation of saying what I would do, sort of a hunch. If I would need to stay with that house. Because I need to think that too. I need to stay with the house. Renovate it. Make it look nice. Increase the columns. If that is permitted so that the whole roof line, because it is very low. It needs to go up. The roof a little bit. I would say one foot would make, would make a miracle. Then I would be thinking that wouldn't be able to be a town home that would be probably some retail around it because it wouldn't, it wouldn't have a. Because the other part that is complicated is that of the tree. The White Oak that is there which I was thinking that that was my obstruction that I would have been Oak. But being permitted. And then I would think that the best thing probably would be to be some kind of a retail instead of being something not a restaurant but something retail. I don't know what, what kind of retail. Because it gets to be too small and for looking cost and all that, that it would be something. But I shouldn't be talking about that.

DRZYSGULA Right. And we can't provide you definite advice on anything like that but I'd certainly explore it. I encourage you to explore the possibilities and see what you can, what would work on the site for, you know, look around. You might look for other places where older homes have been reused.

MR. JOSEPH No. My mind open. It's just that I feel sort of these little house which I feel is a bungalow. I read a lot about bungalows during these last

PATULA I can confirm that.

MR. JOSEPH I was reading about that for a while. And then, these little houses. The only historic house if I look for one mile to each side. Because there are very few houses. There's one lawyer's house that is probably historical house. And then the next one, all the rest doesn't seem to be except when you reach Diamond Street in that area that you have more historical houses. Because they were built a long time ago and they're in pictures and all that. These are not even present in any pictures. Apparently nobody thought about taking pictures of that house so. But I know. We go to another round and I understand your opinion. Not that I. You looking for the historic side of the City of Gaithersburg. You look to, to Chevy Chase and to D.C. you see a huge amount of the same kind of houses much nicer and with much more accents then these ones have. In fact, I was going through streets and streets and streets just to try to see in D.C. and near Colorado Avenue. Hundreds of these houses in fantastic condition and I think that these little whole houses in the middle of so many (inaudible) historical houses for me is difficult to believe. But I understand your position.

DRZYGULA Right. Well and we wouldn't go so and we're not suggestion that it would like qualify for a national register designation or anything like that. It would

CORATOLA It's at the local level. We're talking about the local level.

DRZYGULA We're talking about the local level.

MR. JOSEPH If I need to stay with that I would put a big plaque in front. (Laughter)

PATULA Do you know. Could I offer something else here? Just for your thinking purposes. Just seeing how the corner a little farther north is being developed now cause there were several little houses there that are going to be demolished and. How many townhouses Jackie?

MARSH 45.

PATULA 45 townhouses are going up in that next corner past.

MR. JOSEPH Bozzutto

PATULA Yes. That corner right there. Bozzutto's group is doing that. This, your parcel, it's kind of small. And then you have these other two little houses. You might want to consider trying to consolidate, if you possibly can.

MR. JOSEPH It way too expensive.

PATULA Way too much?

MR. JOSEPH It got overboard and

CORATOLA Really?

PATULA Because we're working with another place in the City where they're trying to do a commercial building on a house lot. Just because the partners. I mean the adjacent lot owners won't work together. And it's just so problematic. It's at a standstill. So I think a lot of this kind of almost implies, what do you call it? You know getting the larger areas to work together.

MR. JOSEPH Yes. Apparently it was already attempted and didn't work out before and so I think you know that the agent was telling me about type of Winfrey. What is his last name?

PATULA Pumphrey?

MR. JOSEPH No. That has that historic. Big store with antiques.

DRZYSGULA Is it the Becraft's?

MR. JOSEPH Becraft yeah. So he was saying to me that he's been trying to attempted and never

DRZYSGULA Oh you mean to aggregate the parcels?

MR. JOSEPH To consolidate everything, yeah. But anyway, whatever, whatever I need to follow, I will follow and I take it with, as a sportsman. And if it's. But it will, but it will look nice because I always have attempted to do little things, but to do it nicely. I'm going to do something nice there. It will not be. It will be brick. It will be stone, but it will not be siding. It will be something nice coming out there.

PATULA Well do you want

MR. JOSEPH You can rest assured.

PATULA Do you want to make any other recommendation? Because the one you have is, you're recommending that it be considered for historic designation. So is there any others?

DRZYSGULA Yeah. I was also proposing to make a recommendation to so though that, you know, that we wanted to make it clear that we were not trying to keep the site from consideration

CORATOLA Being developed.

DRZYSGULA for redevelopment. Or

PATULA The part that would be left over so to speak.

DRZYSGULA Right. Yeah.

MR. JOSEPH It's not to be a park.

(Laughter)

DRZYSGULA Right.

CORATOLA Exactly.

DRZYSGULA Right.

PATULA I guess I could put that with the motion for designation. Or do you want. I guess that would really be separate?

DRZYSGULA I think it's separate. Cause it's a recommendation.

CORATOLA Yeah. It's a totally different, exactly.

DRZYSGULA Recommendation.

PATULA To allow further development on this site.

DRZYSGULA Well I don't know. I mean I guess it's clarifying something designation to

PATULA Okay. I think after I write this up I might e-mail it to you to make sure I got what you want.

CORATOLA Okay.

PATULA Anything about the master plan or

CORATOLA No. I think

DRZYSGULA I don't think so.

CORATOLA I think we're saying that the recommendation beyond the designation of you know, this designation not

MARSH Prohibit?

CORATOLA Yeah. Prohibiting. I'm trying to think of another word. But

MARSH Hinder?

CORATOLA Hinder. Yeah that's the one. Hinder further development.

MARSH Deter?

DRZYSGULA Well and especially because what's shown on the master plan may not actually be very feasible so we would want to allow more flexibility other than

CORATOLA Exactly.

DRZYSGULA requirements pictured on the master plan. So we don't want to mention it.

PATULA So you would not want to hinder further development on the remaining parcel if it's designated?

CORATOLA Um hum.

PATULA Okay.

DRZYSGULA Alright. Thank you.

MR. JOSEPH Thank you.

PATULA Mr. Joseph? Now Mr. Joseph. On February 21, come to that meeting and then the Historic District Commission will continue. Thank you.

Ref: Supporting Background of HPAC for designating the 106 house a historic site.

My position on this matter is that I would be glad to maintain the aforementioned house, if it would have historic value. However everything shows that the 106 house was built in 1940 as indicated in the tax records and the MRIS data. Information originally received from Mr. Daniel J. Hixon (previous owner) also stated that the house was built in 1940, which I assume was received from its previous owners, but another determining factor is that the house is heated by a 1940's model radiator produced by US Radiator Corporation (a Company no longer in business).

It would be ludicrous to force this house to become historic (because it looks nice), while all neighboring houses all from the Arts and Crafts Movement (102 and the ones belonging to the Bozutto development) are not considered historical. There are absolutely no records, no pictures and no documentation (except for the tax records and the MRIS data) to back up a historic qualification, as for all other houses on Diamond Avenue there are records, pictures and documentation of its historical value.

The 106 house is a reproduction of typical Bungalows built at beginning of the century in California, and later across the country. All of them were built in stone, stucco and wood. When the veranda was built with brick (rarely) in the early 1900's, never the brick was used as a veneer for the sides of the house as in the 106 house. The 106 house is a simple built bungalow absent of the number of typical accents present in the bungalows of early 1900's. In the District of Columbia and in Chevy Chase (MD) thousands of bungalows were built some in early 1900's up to the 1950's. The older ones have a veranda built in stone, stucco and wood, with the siding and stucco on the sides of the buildings, and most of them rich in typical accents of the 1900's bungalows.

When I originally intended to purchase the property, I noticed so many difficulties in getting information from the City relative to the house and its white oak tree, that I wrote a letter to my real estate broker, Mr. W. Irvine explaining to him my reason for pulling out of the deal. Mr. Irvine sent a copy of my letter to the Mayor Mr. Sidney Katz, and communicated to me that I should not be worried because this house did not seem historic. Therefore, I went through the sales contract.

I am flabbergasted with the **Para. 8 – Significance**, because it is redundant, hypothecated, and with many suppositions. The whole discussion uses arguments that are completely inadequate by using expressions, as probably, seems evident, and likely, when there is no evidence whatsoever to support that this 106 house was historic as stated in the supporting background.

In view of what I have said above, I can not see the basis of any significant support for this supposed historic background.

Sincerely,

Claudio J. Joseph (General Manager of Maryland Community Development Trust, LLC)

